



24 Brimstone Drive, Knaresborough, North Yorkshire, HG5 0FL

A beautifully appointed double fronted four bedroom detached family home with feature landscaped enclosed rear garden, ample off street parking and garage, situated on the edge of this highly sought after development on the fringe of Knaresborough's historic market town.

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24 Brimstone Drive, Knaresborough, North Yorkshire, HG5 0FL

Harrogate 5 miles, York 16 miles, Leeds 18 miles (all distances approximate)

Guide Price: £525,000

- Highly regarded residential area
- Beautifully appointed accommodation throughout
- Four double bedrooms and two bath/shower rooms
- Two reception rooms
- Superb living / family kitchen with integrated appliances
- Ample off street parking and detached single garage
- Attractive enclosed landscaped rear garden



General remarks

A beautifully appointed and recently constructed detached family home situated on a large plot, enjoying a pleasant aspect to the front. Viewing is highly recommended, and with gas central heating and uPVC double glazing the property briefly comprises, central reception hall with staircase to the first floor and understairs storage cupboard. There is an attractive bay fronted lounge and a separate study, both enjoying a pleasant aspect to the front. There is a superb living family kitchen which runs across the entire rear of the property, with bi-folding doors to the delightful landscaped rear garden. The kitchen comprises a range of matching wall and base units with working surfaces and splashbacks over. Integrated appliances include a fridge, freezer, oven with oven/grill above, five ring gas hob with extractor hood over and integrated dishwasher. There is a separate utility/WC with a further range of wall and base units with working surfaces and integrated washing machine.

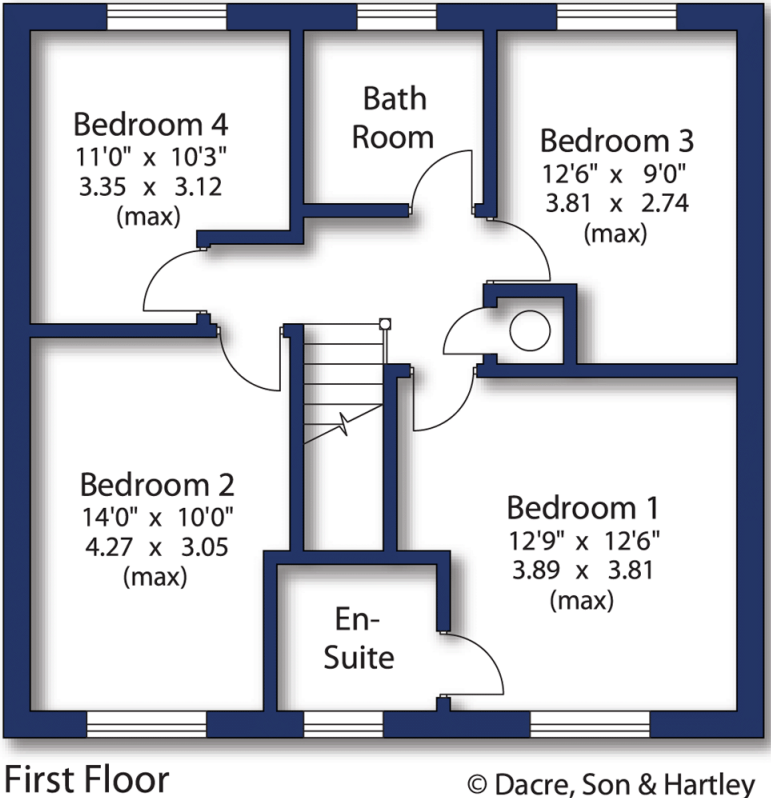
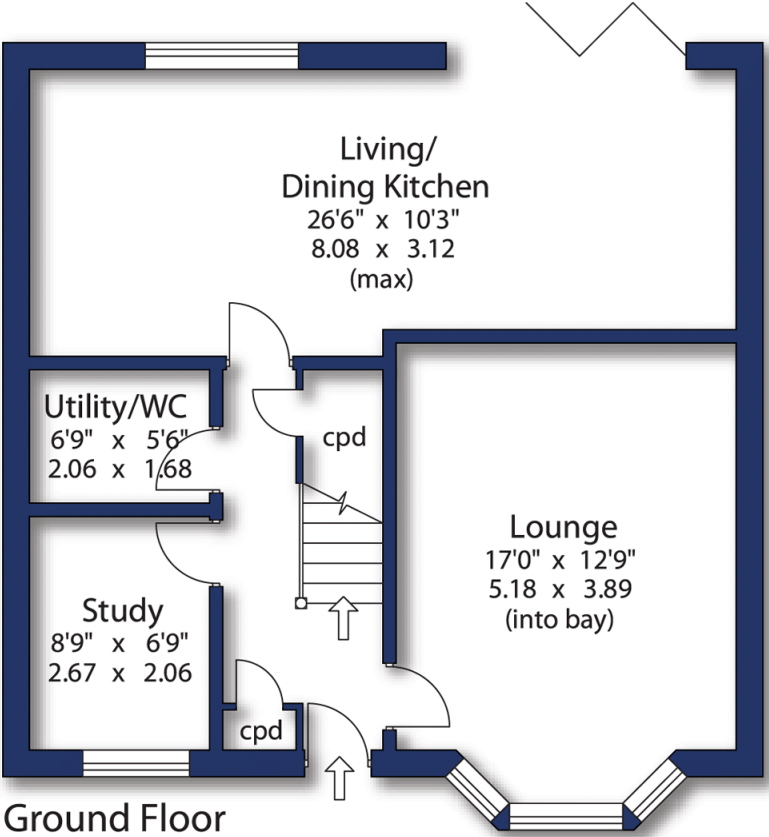
A central staircase leads to the first floor landing where there is an airing cupboard and access to the roof void. The principal bedroom has a contemporary en-suite shower room. There are three

further double bedrooms and the house bathroom comprises a modern white three piece bath suite with shower over the bath.

Outside, the property is set on a larger than average plot with lawned garden to the front and a tarmac driveway which provides ample off street parking and leads to a detached single garage (20' x 10'9). A further feature of the property is the landscaped rear garden which will no doubt appeal to both those entertaining and for those with family requirements. A large terrace leads on to a shaped lawn with brick paved pathways and shaped flowerbed borders with many specimen trees and shrubs. There is also a further gravelled seating area.

The property is situated within this exclusive modern development which combines the advantages of a pleasant setting with ease of access to the town centre shopping, recreational and schooling facilities. Knaresborough also has a railway station with mainline links. The southern bypass and the A1(M) are also convenient and provide access to the commercial centres of North and West Yorkshire.

Floorplans

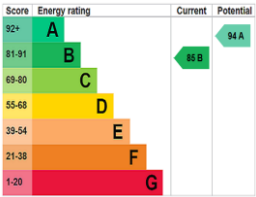


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Contact us



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Directions

Proceed out of Knaresborough on the A59 towards York. Proceed over the first roundabout and past Aldi, turning left at the second roundabout into Brimstone Drive, where the property can be found further along on the right hand side clearly marked by our For Sale board.

What3Words amuse.flopped.stag

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- We are awaiting confirmation of the Estate Management Charge from the developer and that it will become chargeable on the completion of the estate.
- All mains services are installed
- Ample driveway parking and detached single garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-flood-risks)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: KNA260318