



31 Red Admiral Way, Knaresborough, North Yorkshire, HG5 0FS

An impressive double fronted five bedroom detached family home with feature enclosed landscaped rear garden and ample off street parking, situated within this highly sought after development on the fringe of Knaresborough's historic market town.

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Harrogate 6 miles, York 17 miles, Leeds 19 miles (all distances approximate)

Guide Price: £575,000

- Exclusive modern development
- Principal bedroom with walk-in wardrobe and en-suite shower room
- Four further double bedrooms and two bath / shower rooms
- Impressive family living kitchen with integrated appliances
- Two reception rooms
- Home office / gym
- Enclosed landscaped rear garden
- Ample off street parking



General remarks

Viewing is highly recommended to fully appreciate the size and space of this family home which is situated on a corner plot, within this highly regarded residential development. With gas central heating and uPVC double glazing the property briefly comprises, central reception hall with staircase to the first floor, useful cloaks cupboard and guest WC. There is a well-proportioned bay fronted lounge and a separate study. A stunning full width family living kitchen has a dining area with double opening French doors onto the rear garden. The kitchen is fitted with a contemporary range of wall and base units with working surfaces and splashbacks over. There are twin Siemens ovens, a five ring Siemens gas hob with contemporary extractor over, larder fridge and integrated dishwasher.

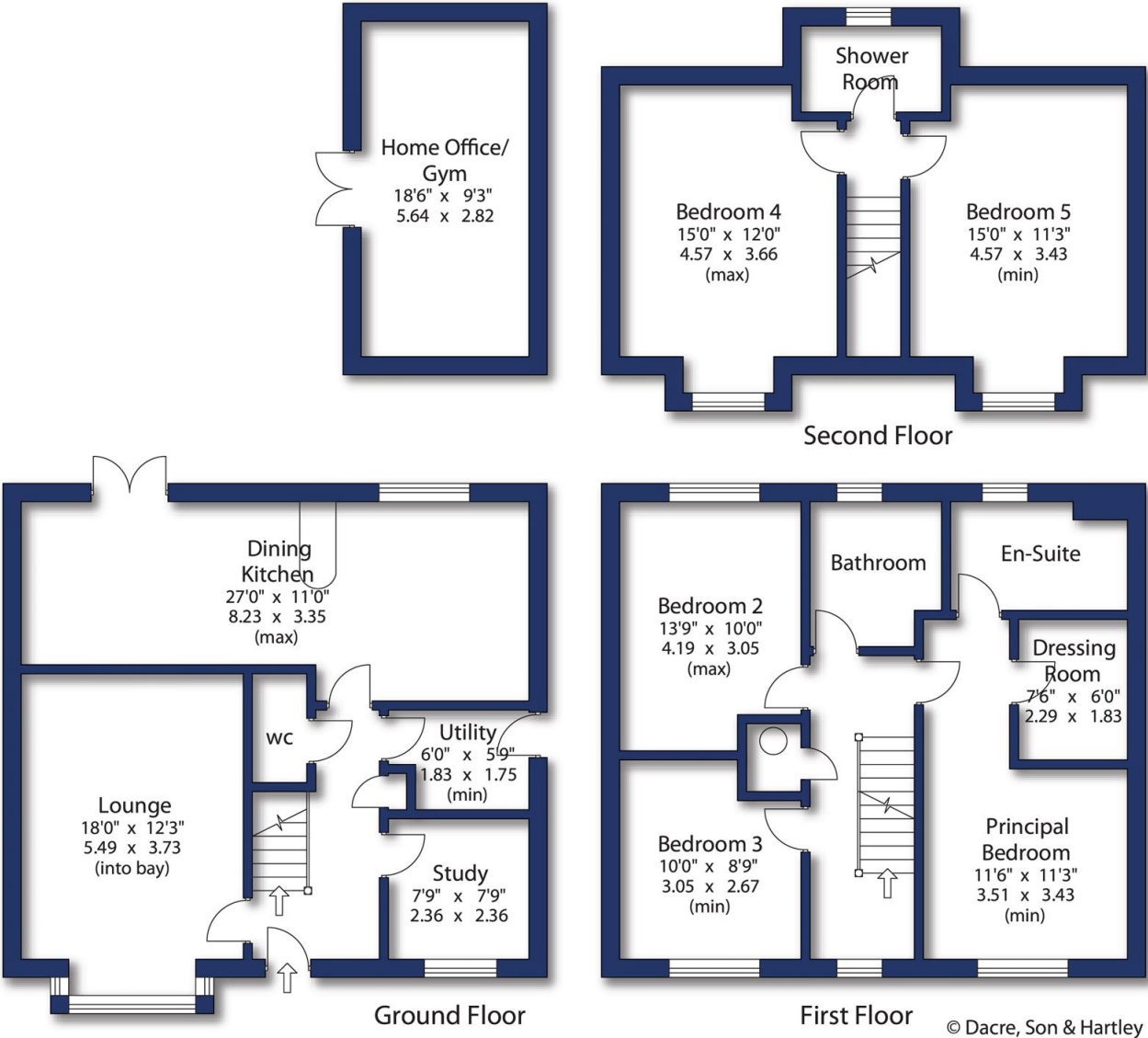
A staircase leads to the first floor landing where there is a staircase to the second floor and airing cupboard. The principal bedroom has a walk-in wardrobe with fitted open hanging rails, drawers and shelves, and there is a luxury fully tiled en-suite shower room. There are two further double

bedrooms and a fully tiled house bathroom which comprises a matching white three piece bath suite with shower over the bath. A staircase rises to the second floor where there are two further double bedrooms and a fully tiled shower room.

Outside there is a lawned garden and a tarmac driveway provides ample off street parking. The garage has been converted to create a home office / gymnasium and features air conditioning. 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. There is a large raised deck linking to the home office / gym and a lawned garden with shaped flowerbed border.

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 is convenient and the A1(M) provides easy access to the commercial centres of North and West Yorkshire.

Floorplans

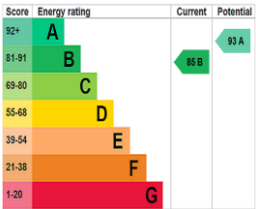


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Contact us



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Directions

Proceed out of Knaresborough on the A59 towards York, turning left at the first roundabout by Aldi. Proceed to the mini roundabout, turning left onto Cardinal Way, turn second right into Red Admiral Way and proceed along where the property can be found immediately after Marsh Avenue on the left hand side.

What3Words amuses.beauty.husband

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold – Estate Management Charge to be advised
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler.
- Ample off street parking

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: KNA260320