



4 Stephenson Close, Knaresborough, North Yorkshire, HG5 8EG

An attractive and substantially extended three / four bedroom semi-detached family home situated in a small cul-de-sac which adjoins the Nidd Gorge, together with off street parking for two cars and enclosed garden, situated within this prime residential location.

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Harrogate 4 miles, York 18 miles, Leeds 17 miles (all distances approximate)

Guide Price: £485,000

- Prime residential location
- Beautifully appointed throughout
- Two well-proportioned reception rooms
- Three / four bedrooms and two modern bath / shower rooms
- Extended breakfast kitchen
- Off street parking for two cars
- Easily maintained rear garden



General remarks

A beautifully appointed and extended three/four bedroom semi-detached family home situated in a delightful private location on the edge of the crag, yet within level walking distance of the town centre facilities. With gas central heating the property briefly comprises entrance porch leading through into the bay fronted lounge with staircase to the first floor. The dining room has a patio door leading to the rear and opens into the breakfast kitchen, which comprises a range of matching wall and base units with solid wood working surfaces and splashbacks over. There is an oven with grill and four ring induction hob with extractor over and instant hot water tap. There is an integrated wine fridge, an American style fridge freezer, integrated dishwasher and space for further appliances. An inner hall leads to the fourth bedroom / study where there is a recently installed contemporary shower room.

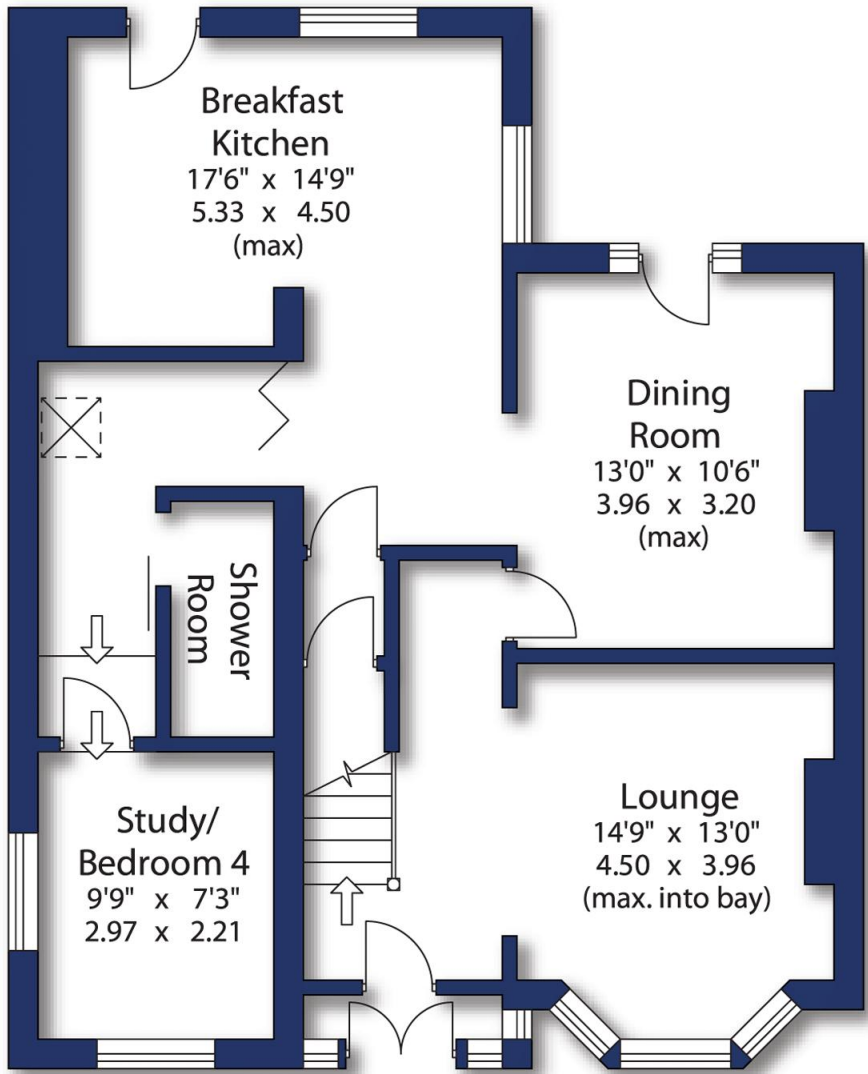
A staircase leads to the first floor landing with access to the roof void via a folding loft ladder to a fully boarded loft with electric light installed. There are three double bedrooms and a modern

fully tiled house bathroom which comprises a 'P' shaped bath with shower over, concealed cistern WC, floating wash hand basin. and a useful cupboard.

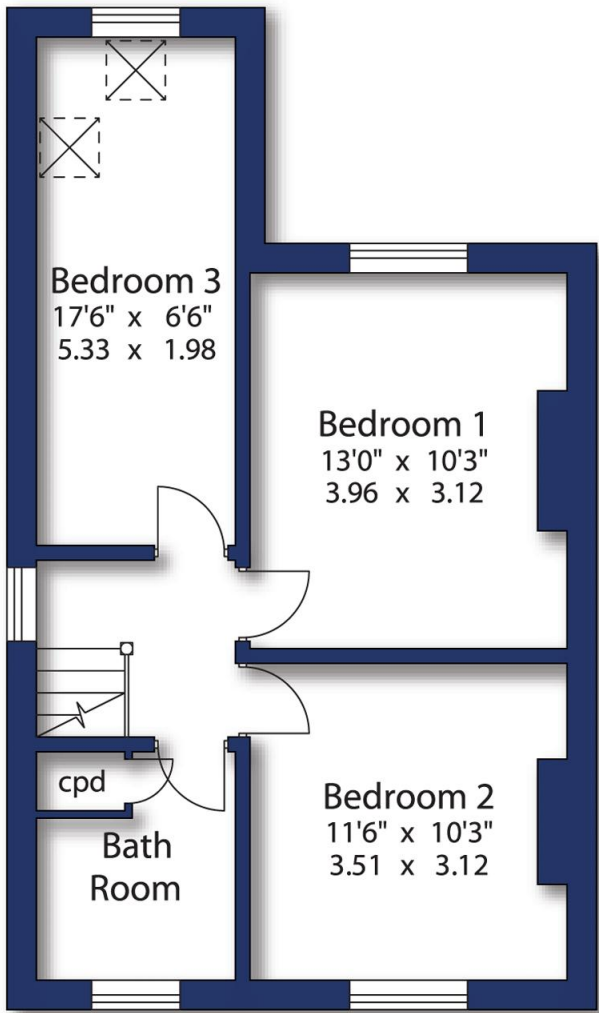
Outside, to the front of the property there are two driveways providing off street parking for two cars and central flowerbed border. To the rear the garden has been designed for ease of maintenance with a raised deck leading down on to a patio area with artificial grass and two timber garden sheds.

The situation combines the advantages of an attractive setting with ease of access to town centre shopping, recreational and schooling facilities within this popular market town which has a railway station with mainline links. Delightful walks can be enjoyed along the Nidd Gorge, direct access to the Crag Top footpath and the southern bypass and the A1(M) are also convenient providing access to the principal commercial centres of North and West Yorkshire.

Floorplans



Ground Floor



First Floor © Dacre, Son & Hartley

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Contact us



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Directions

From our office proceed up the High Street and through the traffic lights. Turn right into King James Road and at the mini roundabout turn left into Aspin Lane. Turn right into St Robert's Road, turning right into Stephenson Close where the property can be found on the left hand side, clearly marked by our For Sale board.

What3Words canal.mystery.door

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway parking for two cars

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](#)

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.

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