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Old School House, Moor Lane, Arkendale, Knaresborough, HG5 0QU

A well-appointed and characterful four bedroom detached family home enjoying private enclosed rear gardens, off street parking and garage, situated within the heart of this highly regarded village.

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dacres.co.uk







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Knaresborough 4 miles, Boroughbridge 4 miles, Harrogate 7 miles (all distances approximate)

Guide Price: £700,000

- Highly regarded village location
- Well-appointed accommodation throughout
- Four double bedrooms and two refitted shower rooms
- Refitted dining kitchen with integrated appliances
- Attractive garden room with French doors to the rear
- Two further reception rooms
- Private enclosed rear garden
- Off street parking, large single garage







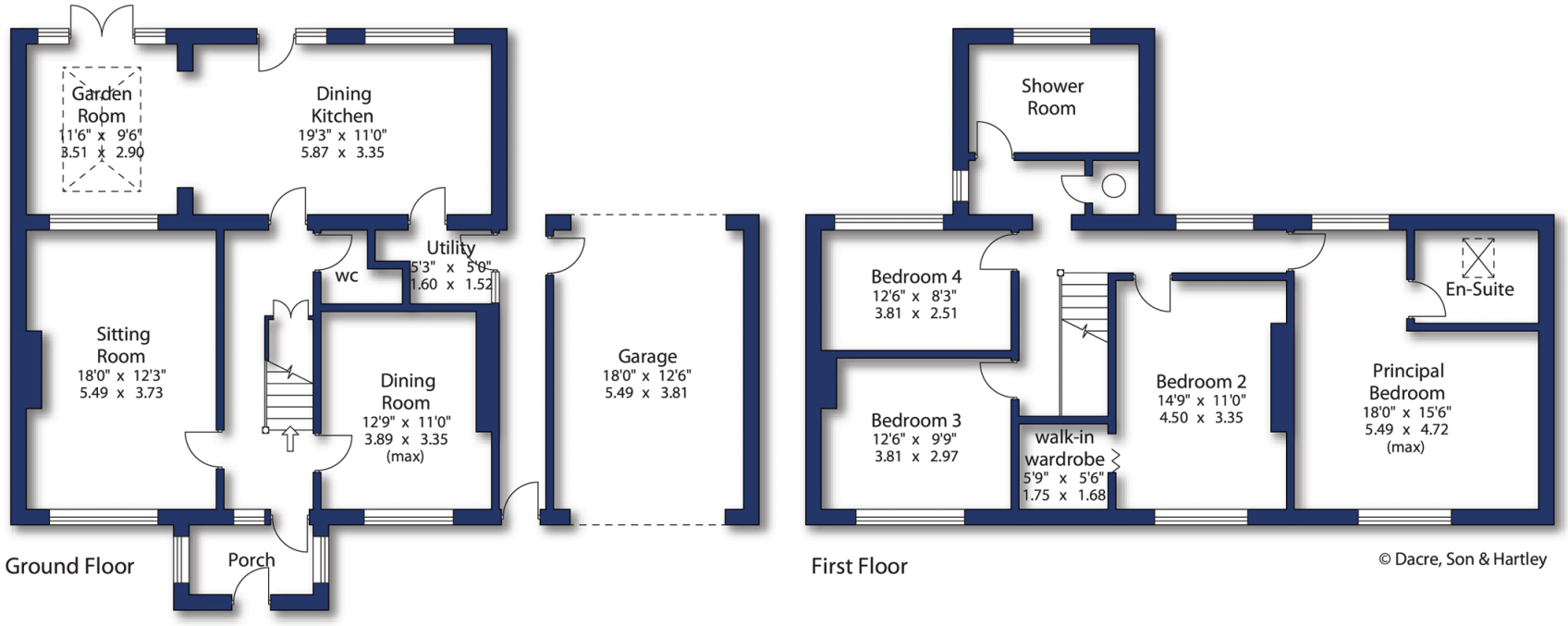
General remarks

The Old School House represents an excellent opportunity to acquire a beautifully appointed, yet characterful, detached family home situated within the heart of this highly regarded village. Viewing is highly recommended and with gas central heating and predominantly uPVC double glazing, the property briefly comprises, entrance vestibule leading into a central reception hall with staircase to the first floor, understairs storage cupboard and guest cloakroom. The sitting room is an attractive room with log burning stove set on a raised hearth with stone surround and mantel over. There is a separate well-proportioned dining room. The dining kitchen has been refitted with a range of matching painted wall and base units with granite working surfaces and splashbacks over. There is an integrated dishwasher and larder fridge. There is a double oven and four ring induction hob with filter hood over. There is a glazed door with French window to the side enjoying a delightful aspect over the private rear garden. The dining kitchen opens into the garden room which has underfloor heating and double opening French doors lead to the rear terrace. There is a separate utility / rear entrance hall with space and plumbing for a washing machine and space for fridge/freezer. A staircase leads to the first floor landing where there is access to the roof void via a folding loft ladder and an airing cupboard housing the central heating boiler. The principal bedroom is a large double room with en-suite shower room with large walk-in shower cubicle and underfloor heating. There are three further double bedrooms, one which has a walk-in wardrobe, and there is a refitted house shower room with large walk-in shower and traditional wash hand basin, high level WC and underfloor heating.

Outside, a block paved driveway provides off street parking for two vehicles and leads to a through garage with electric light and power installed. Beyond the garage there is a terrace with a large timber garden shed but could create further secure parking with the removal of the shed if required. There is a large terrace which wraps around the entire rear of the property and has steps leading down to a shaped lawned garden with raised flowerbed borders with many specimen shrubs and trees. The garden offers an excellent degree of privacy and enjoys a delightful aspect beyond. There is also a secure covered pedestrian entrance between the garage and the house.

The Old School House is situated within the heart of this highly regarded village which has a church and public house. It is ideally placed for the commuter, being within easy reach of the A1(M) which offers direct access to Yorkshire's commercial centres and further afield. It is also well-placed for the market towns of Knaresborough and Boroughbridge where there is excellent schooling for all age groups, recreational facilities and shops for all daily needs.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

EPC TO ADD









Contact us

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knaresborough@dacres.co.uk

Directions

Proceed out of Knaresborough on the Boroughbridge Road. Upon entering the village of Ferrensby turn right into Moor Lane which is signposted to Arkendale. Proceed into Arkendale and turn right at the church, proceed along Moor Lane where the property can be found further along on the right hand side clearly marked by our For Sale board.

What3Words respected.regress.circus

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, gas, water and drainage. Gas central heating and there is also underfloor heating and a wood burning stove.
- Driveway parking and 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

Agent's Notes

Would prospective purchasers please note that the front garden has a possessory title. There are no building regulations for the garden room, however there is an indemnity insurance in place for both of these points. 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: KNA260369