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23 High Bond End, Knaresborough, HG5 9BT

A beautifully appointed and spacious four bedroom detached family home set amidst delightful private gardens, extending in all to 0.4 acres, together with ample off-street parking and integral garage, and further potential for extension subject to all the necessary consents.

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23 High Bond End, Knaresborough, HG5 9BT

Harrogate 3 miles, York 18 miles, Leeds 18 miles (all distances approximate)

Guide Price: £1,050,000

- Prime residential location
- Delightful private southerly gardens extending in all to 0.4 acres.
- Excellent potential for further extension subject to the necessary consents.
- Three well-proportioned reception rooms and garden room
- Recently refitted breakfast kitchen and separate utility
- Principal bedroom with en-suite bathroom
- Three further double bedrooms and refitted shower room
- Ample off-street parking and integral garage
- Externally accessed office/study







General remarks

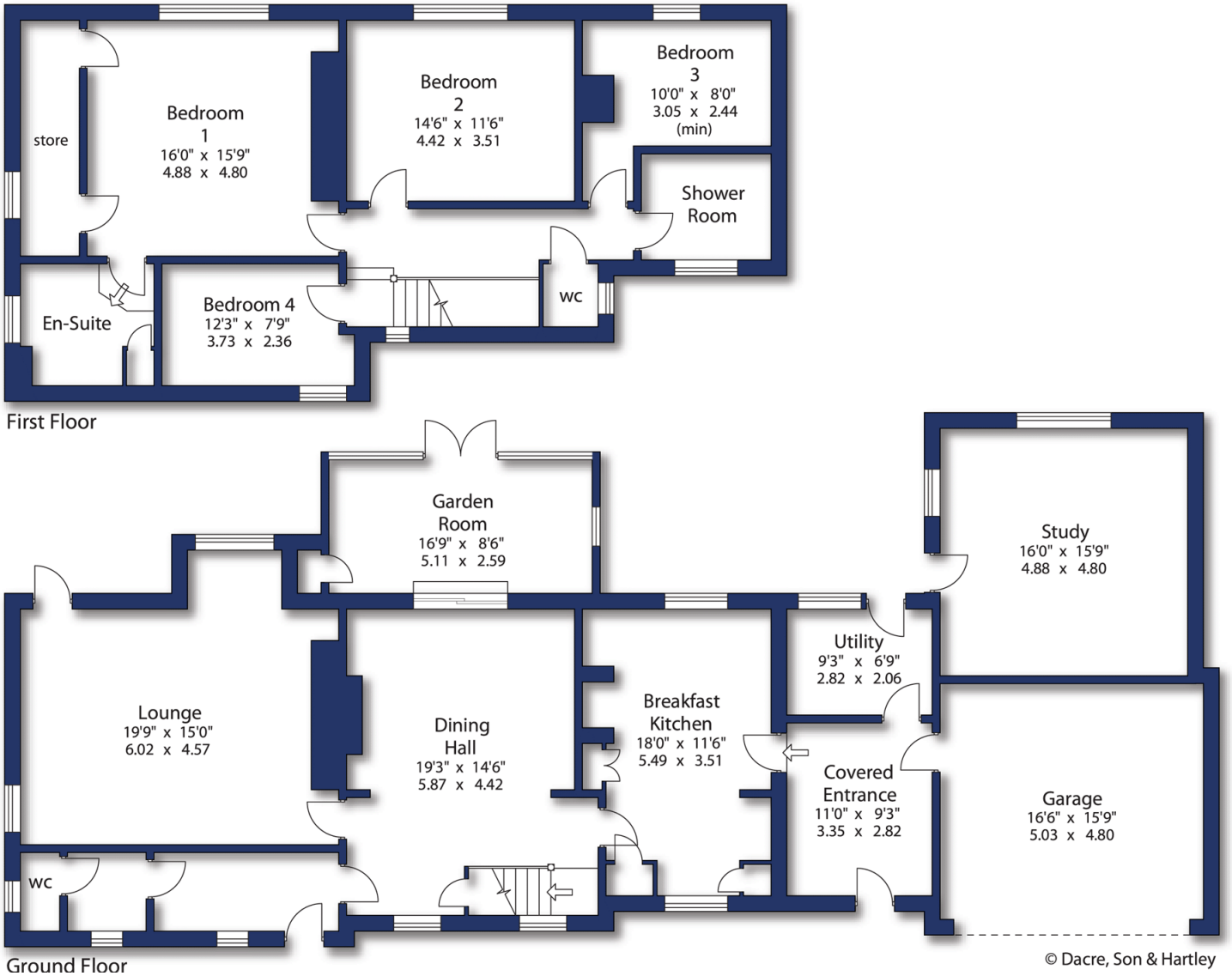
A rare opportunity to acquire this spacious detached family home set amidst delightful gardens, extending in all to 0.405 acres. The property offers excellent further potential to extend should any prospective buyer wish, subject to all the usual consents. Viewing is strongly recommended and with gas central heating and uPVC double glazing the property briefly comprises, reception hall with guest WC. An impressive dining hall has a multi-fuel burning stove, a staircase leading to the first floor and sliding doors lead into the garden room which enjoys a delightful aspect over the private established gardens. There are also French doors that lead down on to the garden. The lounge is another well-proportioned room with feature fireplace and multi-fuel burning stove. A window enjoys a delightful aspect to the rear garden and there is also a glazed door leading to a further gravelled seating area. The breakfast kitchen has been recently refitted and comprises a range of modern matching wall and base units with Quartz working surfaces and splashbacks over. There is a matching central island unit, a Stoves double oven with five ring induction hob over, integrated fridge and dishwasher and windows to both the front and rear. There are also two large pantry cupboards. A covered entrance hallway leads through into the utility room and beyond an externally accessed study, ideal for those working from home.

From the dining hall a staircase leads to an attractive galleried landing. The principal bedroom has a large walk-in storage cupboard and window enjoying a delightful aspect to the rear. There is a refitted en-suite bathroom with shower over the bath. There are three further double bedrooms, two of which enjoy delightful aspects over the rear garden. There is a contemporary yet traditional shower room with large corner shower and separate WC.

Access to a gravelled drive provides ample off-street parking and there is an integral garage. A further feature of the property are the magnificent, private, established gardens which extend in all to 0.405 acres and will no doubt appeal to both those entertaining and for those with family requirements. There is a central lawn with flowerbed borders with many specimen and mature trees and shrubs. Gravelled pathways lead around the garden and there is also a large pond and numerous seating areas.

The property enjoys a prime location on the outskirts of Knaresborough's historic market town where there is shopping, recreational and schooling facilities for all age groups. There is also a railway station with mainline links. The southern bypass is also convenient and the A1(M) provides comfortable daily access to the commercial centres of North and West Yorkshire.

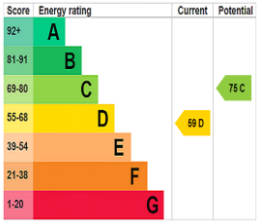
Floorplans



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Contact us

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Directions

From our office proceed down the High Street turning left and immediately right onto the B1615 for approximately quarter of a mile where the property can be found on the left-hand side, clearly marked by our For Sale board.

What3Words embedded.unionists.contexts

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating and water via a gas fired boiler.
- Ample driveway parking and integral 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 the lead photo has been taken from the rear of the property.
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: KNA210165