



Wynreed, Hopperton, Knaresborough, North Yorkshire, HG5 8NX

A well-appointed and spacious four bedroom detached family home set amidst private gardens together with off-street parking and single garage situated within this highly sought-after semi rural location.

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Yorkshire, HG5 0ET

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Wynreed, Hopperton, Knaresborough, North Yorkshire,

Harrogate 8 miles, York 12 miles, Leeds 22 miles (all distances approximate)

Guide Price: £625,000

- Delightful semi-rural location
- Superb open views to the front and from the first floor
- Spacious through lounge and conservatory
- Refitted dining kitchen and utility
- Principal bedroom with dressing room and modern en-suite
- Three double bedrooms and luxury house bathroom
- Ample parking and integral single garage
- Delightful private rear garden



General remarks

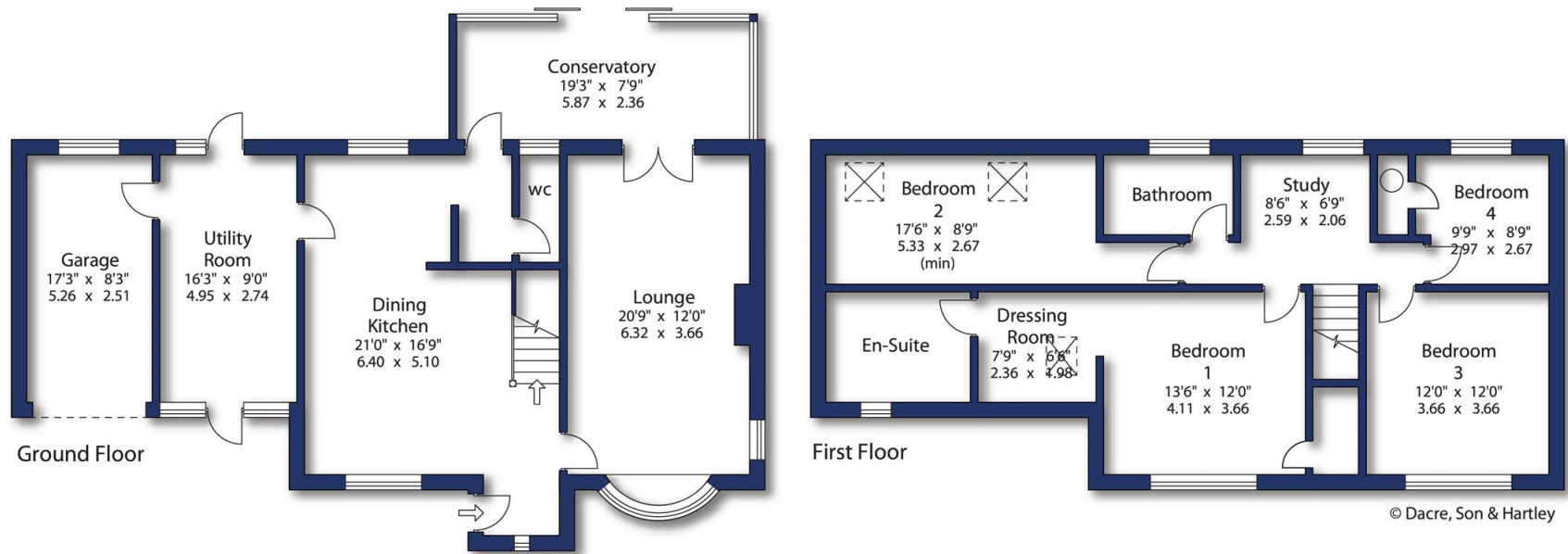
A well-appointed and spacious four bedroom detached family home enjoying a delightful aspect across open fields to the front and from the first floor and situated within the heart of this highly regarded hamlet.

With oil central heating, the property briefly comprises, entrance hall opening through to a modern dining kitchen which has been refitted with a range of matching wall and base units with working surfaces over. Integrated appliances include a Bosch double oven, four ring electric hob with filter hood over, integrated fridge and dishwasher. There is a staircase to the first floor and a guest cloakroom. An attractive through lounge has a multi-fuel burning stove and a window with window seat beneath. A conservatory runs across the rear of the property with stone flagged floor and sliding doors onto the private rear garden. There is a large utility/side entrance which was formerly a single garage and beyond there is another integral single garage.

To the first floor there is an attractive study landing, the principal bedroom has a walk-through dressing room and beyond a contemporary en-suite shower room with under-floor heating. There are three further double bedrooms and a modern fully tiled house bathroom, which comprises a matching white three-piece bath suite with shower over the bath which also benefits from under-floor heating.

Outside a gravel driveway with two entrances provides ample off-street parking and leads to an integral single garage. To the front of the property there is a central border with maturing shrubs and trees with a raised stone wall. A further feature of the property is the private rear garden which adjoins open fields and will undoubtedly appeal to those entertaining and for those with family requirements. There is a covered stone terrace leading onto a circular lawned garden with walkways and a mature tree with further covered drying area, timber garden shed and beyond there is another terrace and lawned garden. There is a side access path which leads round to the front of the property.

Floorplans

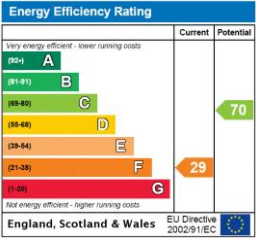


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Directions

Proceed out of Knaresborough on the A59 towards York. Continue straight over the A1 and just past the turning left to Allerton, take the next turning right signposted Hopperton, where the property can be found further along on the right-hand side clearly marked by our For Sale board.

What3Words shredder.samplers.libraries

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity and water. Drainage via a newly installed water treatment plant, benefitting from a five-year warranty. Oil-fired heating and hot water.
- Off-street parking and garage

Internet & Mobile Coverage

Please refer to the Ofcom website <https://checker.ofcom.org.uk/>

Flooding

[Check for flooding in England - GOV.UK](#) for further information.

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 £24.00 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: HAR250097



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