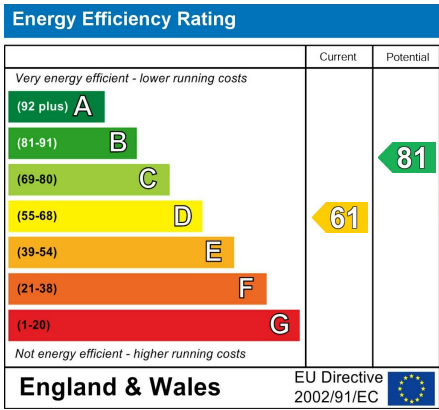


Floor Plan



Energy Performance Certificate



Directions

From Harrogate proceed towards Knaresborough along the Knaresborough Road. Continue through Starbeck and at the Dower House turn left at the lights onto Ripley Road. Continue ahead and turn left into the Appleby development, turn left again onto Appleby Crescent where the property is found on your right hand side, clearly marked by a Hopkinsons for sale board.

Council Tax Band F Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£535,000

8 Appleby Crescent, Knaresborough, North Yorkshire, HG5 9LS 4 Bedroom House - Detached

An immaculately presented four bedroomed and recently updated detached family home offering spacious and flexible living accommodation, situated on a lovely plot, with open views of the green and located on the ever popular Appleby Estate on the outskirts of Knaresborough.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With gas fired central heating and double glazing throughout the living accommodation comprises; entrance hall, guest cloaks WC, under stairs storage cupboard, living room with feature log burning stove and double doors leading to a pleasant conservatory, open plan dining kitchen with modern fitted units and granite worktops with integrated dishwasher, gas hob with extractor, double oven, and space for a free standing fridge freezer. There is a separate utility room with sink and plumbing for a washing machine and a back door leading out into the garden.

At first floor is a spacious, light and airy landing leading to the master bedroom with fitted wardrobes and en suite shower room with walk in shower, w/c, hand basin and centrally heated towel rail. Second double bedroom with fitted wardrobe, two further good sized bedrooms, luxury house bathroom with modern white suite, shower over the bath, w/c, hand basin and a centrally heated towel rail.

Outside to the front of the property is a small lawned fore garden. To the side of the property benefits from a detached double garage with power and lighting and a driveway with parking for two vehicles in front. At the rear there is an enclosed lawned garden and a raised decked area offering a great space for sitting and entertaining.

Opposite the house is a communal green which provides a fantastic area for families in the area to enjoy.

