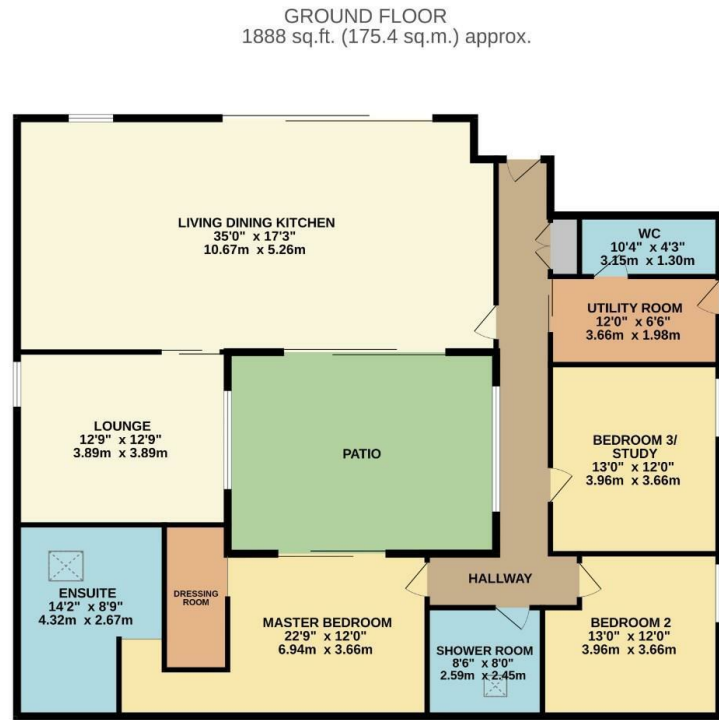


Floor Plan



TOTAL FLOOR AREA: 1888 sq.ft. (175.4 sq.m.) approx.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

Proceed out of Harrogate along Knaresborough Road and turn left into Kingsley Road. Turn left into Hawthorn Place and first right down the private driveway that belongs to Paddock View. The property is the first on the left-hand side.

Council Tax Band 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.



£795,000

Paddock View Kingsley Farm, Harrogate, HG1 4FQ

3 Bedroom House - Detached

A stunning detached contemporary home that features landscaped gardens with a beautiful woodland view located between Harrogate and Knaresborough . No chain involved.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

Arranged on one level this delightful home offers under floor heating to a herringbone flooring in the reception hall and living kitchen.

There are useful storage cupboards and the hallway is both bright and spacious and features an inner private four sided patio with a beautiful olive tree with lighting which at night-time forms a beautiful focal feature. This area could create space for entertaining with space for a barbecue or a hot tub.

There are good use of quality oak pocket doors that slide into a utility room from where beyond there is a guest cloakroom with quality fitments including a Villeroy and Boch hand wash basin and toilet. The utility room features space for a washing machine and dryer and also a side entrance door to the side garden and parking area.

The central focal point of the stunning home is its generously proportioned living kitchen that has ample space for both dining and soft seating. The sliding patio doors to the front and rear brings the outside into the property. There is a media wall with fitted storage cupboard beneath.

The stunning kitchen offers a breakfast bar with an integrated AEG induction hob with central extractor. There are a good range fitted storage cupboards that incorporate a pantry cupboard with electrical points for coffee machine and toaster. Additionally there are sliding storage drawers and two wine racks.

There are two AEG ovens one that is fan assisted with a grill and the other which is a combination microwave with a warming draw beneath. There is a wine cooler and integrated AEG dishwasher, full height Zanussi fridge and separate Zanussi freezer. A pocket door opens up into a beautiful lounge with windows to the rear and picture windows to the private inner courtyard.

The spacious master bedroom suite offers a double bedroom that incorporates sliding patio doors to the inner private courtyard area, an ideal place to take breakfast or have a coffee.

There is a walk-in dressing room with quality fitted wardrobes which incorporate hanging rails and shelves. There is a luxury ensuite bathroom with Villeroy and Boch sanitary wear that incorporates a hand wash basin, hung toilet and deep bath with mixer tap incorporating a handheld shower. Additionally there is a quality walk-in double shower. The soft touch flooring also features underfloor heating as does the whole property throughout. There are two further double bedrooms one of which could be incorporated as a study.

Lastly, there is a luxury house shower room that doubles up as the guest cloakroom with underfloor heating, central heated towel rail Villeroy and Boch toilet, hand wash basin and walk-in shower with watering can shower head and wall mounted hand handheld shower attachment.

Outside the property features a double width concrete base with electric power from where subject to the necessary consents a carport or garage could be built. There are block paved walkways and tarmac a driveway which is softened by planting creating a high degree of privacy and a shaped lawn area from where there is further hard standing to the front of the property. There is a wide nonslip deck patio with built lighting creating a beautiful space to entertain or relax.

The property is surrounded by a beautifully built dry stone boundary wall from where there is an entrance that has power laid on in order that the new owner can put on their own remotely controlled electric gates. Additionally, the property features some interesting detail that can only be truly seen on an internal inspection.

An internal inspection is strongly recommended of this beautiful home that will appeal to all styles of buyer and particularly those looking for a unique extraordinary home all on one level.

The property is located close to some amazing countryside walks. It is also well placed for those who may require access via road or rail to Harrogate, York, Leeds and London.

