



**£724,995**

Plot 9, The Hazelwood Toll Bar Place, Knaresborough, Yorkshire, HG5 4 Bedroom House - Detached OQF

**\*\*\*Reserve your new home for your choice of Amtico flooring and carpets are included in the sale price.\*\*\***  
**A rare opportunity to acquire a brand new and individually designed four bed roomed detached family home offering spacious living accommodation over three floors, on this exclusive development of just twelve properties in the desirable market town of Knaresborough with fantastic commuter links nearby including the A1M and rail links to Harrogate, Leeds and York. NO ONWARD CHAIN.**

**Agents Notes**

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**HOPKINSONS**  
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## Description

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Rouse Homes have individually designed these new homes and finished them to an extremely high standard throughout they include underfloor heating to the ground floor, quartz worktops in the kitchen and utility, contemporary bathrooms and ensuites with Porcelanosa wall and floor tiling, bi-folding/French doors leading onto generous patios with turf and fenced rear gardens.

The Hazelwood's living accommodation comprises; Entrance hall with downstairs w/c, good sized lounge, dining room, open plan living kitchen with fantastic top of the range kitchen with quartz worktops including the splashback and island worktop, AEG integrated appliances including ovens, induction hob, fridge-freezer, microwave, wine cooler, and dishwasher. There are bi-folding doors leading out onto the patio from the living area and double doors out from the kitchen. There is also a separate utility which is the same finish as the kitchen.

On the first floor, the landing leads to the master bedroom with a walk-in dressing room and ensuite shower room with a walk-in shower, w/c, and a hand basin. The second and third double bedrooms and a modern house bathroom with Porcelanosa wall and floor tiles, bath, walk-in shower, w/c, hand basin, vanity unit, and chrome towel rail.

On the second floor is a generous-sized guest/teenager bedroom suite with an ensuite bathroom with a walk-in shower room, w/c, hand basin, vanity unit, and chrome towel rail. There is also a large storage cupboard that goes into the eaves.

Outside to the front of the property is a lawned garden and a driveway leading down the side of the property providing off-street parking for multiple vehicles in tandem. There is a double garage with power, lighting, an outside tap, and an electric charging point. To the rear is a fully enclosed garden with a generous patio area and a good-sized lawn.

Knaresborough is a pretty market town with good road and rail connections to Leeds, York, and London. There are shops nearby that cater to most daily needs and Harrogate offers a good range of shops, restaurants, and bars. The area offers excellent schooling opportunities and a good range of sporting clubs and societies.

