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**£399,995**

Plot 2, The Ridding Toll Bar Place, Knaresborough, Yorkshire, HG5 0QF 2 Bedroom Bungalow - Semi Detached

**A rare opportunity to acquire a brand new and individually designed two bedroom semi-detached bungalow 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.**

**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 Ridding's living accommodation comprises; Entrance hall with a useful storage cupboard, downstairs shower room with walk in shower, w/c, hand basin, vanity unit and chrome towel rail, open plan living kitchen with a living/dining area and a 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, washer/dryer and dishwasher. There are bi folding doors leading out onto the West facing patio. To the ground floor is the second double bedroom which could alternatively be used as a separate lounge.

On the first floor is the spacious master bedroom, with electrically operated Velux windows, and a modern house bathroom with Porcelanosa wall and floor tiles, shower over the bath, w/c, hand basin, vanity unit and chrome towel rail. On the landing there is also a useful storage cupboard.

Outside to the front of the property is a lawned garden and a driveway providing off street parking for multiple vehicles in tandem leading to a garage with power, lighting, an outside tap, and an electric charging point. To the rear is a fully enclosed garden with a West facing patio 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.

AGENTS NOTE: The photos are to give an example of the finish taken of Plot 1.

