



## Malham Way, Knaresborough, HG5 0HQ

'Manorley' is a charming, character detached family home, with over 3,600 sq ft of accommodation, sitting in extensive beautifully landscaped gardens, with sweeping driveway providing off road parking for a number of vehicles. Offering generous and flexible living space throughout, this unique property is conveniently placed to access the wide ranging amenities Knaresborough has to offer including King James's secondary school and the train station.

The accommodation has been maintained to a very high standard with modern features and comprises: A welcoming dining hall/breakfast room with log burning stove, opening to a high quality bespoke kitchen with granite worktops and central island/breakfast bar, utility room, rear porch with boiler room, snug/sitting room, central hallway with guest WC, formal lounge with large bay window and double doors opening to the garden, formal dining room and garden room with mezzanine office space. The first floor has a split level L-shaped landing serving five bedrooms (four doubles), bedroom one has a modern en-suite shower room with walk-in shower and a main house bathroom with roll top bath and separate shower cubicle.

To the outside, the property is served by a private sweeping gravelled driveway providing ample off road parking for a number of vehicles and leads to a large garage store. The extensive lawned gardens are beautifully landscaped, with pathways leading round the property, seating areas, mature bushes and trees and summerhouse with terrace.



**Guide Price £975,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

**Council Tax: G**



# Malham Way, Knaresborough HG5 0HQ

## DESCRIPTION

### Breakfast Room

14'10" x 14'2"

Access via solid wooden entrance door, UPVC double glazed windows to front elevation, oak flooring, radiator, multi-fuel burner, TV point, door to:

### Snug

19'1" x 15'6"

UPVC double glazed bay window to front elevation, UPVC double glazed window to side elevation, oak flooring, radiator, TV point, multi-fuel burner.

### Kitchen

19'9" x 11'3"

Bespoke range of wall and base mounted units with granite working surfaces over, inset Belfast sink with mixer tap, inset 5 burner gas hob with extractor hood over and oven under, integrated dishwasher, space for tall fridge freezer. Central island with granite tops and breakfast bar. Part tiled walls, marble tiled floor, UPVC double glazed window to rear elevation, UPVC double glazed door to rear access lobby, door to inner hallway and door to:

### Utility

11'0" x 10'5"

Wall and base mounted units with working surfaces over with stainless steel sink unit, plumbing and space for washing machine, space for tumble dryer, marble tiled floor, part tiled walls, inset ceiling spot lights, UPVC double glazed window to rear elevation, door to garage.

### Inner Hallway

Feature radiator, oak wood flooring, stairs to first floor, doors to lounge and WC, through to:

### Dining Room

17'1" x 11'4"

UPVC double glazed window to rear elevation, oak wood flooring, radiator, glazed door to:

### Garden Room

17'10" x 13'0"

UPVC double glazed windows to rear and side elevations, UPVC double glazed French doors to side access, limestone tiled floor, radiator, stairs to:

### Study

11'5" x 8'6"

UPVC double glazed window to side elevation, door to:

### Storage

12'9" x 11'5"

Large walk-in storage area with double glazed window and radiator.

### Lounge

21'0" x 17'9"

UPVC double glazed bay window with shutters to side elevation, UPVC double glazed French doors with shutters to front gardens, two radiators, open fire place, inset cupboard and shelving.

### WC

Low level WC, pedestal wash hand basin, radiator, oak flooring, UPVC double glazed window to front elevation.

### First Floor Landing

UPVC double glazed windows to front and rear elevations, radiator, loft access, door to eaves storage, inset ceiling spot lights, door to:

### Bedroom One

15'6" x 14'0"

UPVC double glazed windows to side elevations, radiator, TV point, fitted bedroom suite with wardrobes and matching drawers, door to:

### Ensuite

Walk-in shower unit with mains showers over and glazed screen, low level WC, wash hand basin with cupboards under, marble tiled floor and tiled walls, vanity mirror, chrome heated towel rail, inset ceiling spot lights, UPVC double glazed windows to front elevation.

### Bedroom Two

15'4" x 14'6"

UPVC double glazed windows to front elevation, radiator, storage cupboard.

### Bedroom Three

15'2" x 14'7"

Fitted bedroom suite with wardrobes and matching drawers, UPVC double glazed windows to front and side elevations, wash hand basin, laminate flooring, period fire place, two radiators.

### Bedroom Four

13'4" x 10'5"

UPVC double glazed window to rear elevation, radiator, fitted bedroom suite.

### Bedroom Five

9'3" x 7'6"

UPVC double glazed window to rear elevation, fitted bedroom suite, laminate flooring.

### Bathroom

Modern white suite comprising freestanding bath with shower attachment, corner shower cubicle with shower over and glazed screen, low level

WC, wash hand basin with cupboards under, feature radiator, part tiled walls, marble tiled floor, two UPVC double glazed windows to rear elevation.

### Outside

Parking and main access to the rear of the property via a sweeping gravel driveway with mature trees and shrubs. To the front and side of the property is an attractive extensive mature garden laid mainly to lawn with flower beds, trees, and shrubs, paved and gravel seating areas and a delightful summer house.

### EPC

Environmental impact as this property produces 12.0 tonnes of CO<sub>2</sub>.

### Material Information

Tenure Type; Freehold  
Council Tax Banding; G

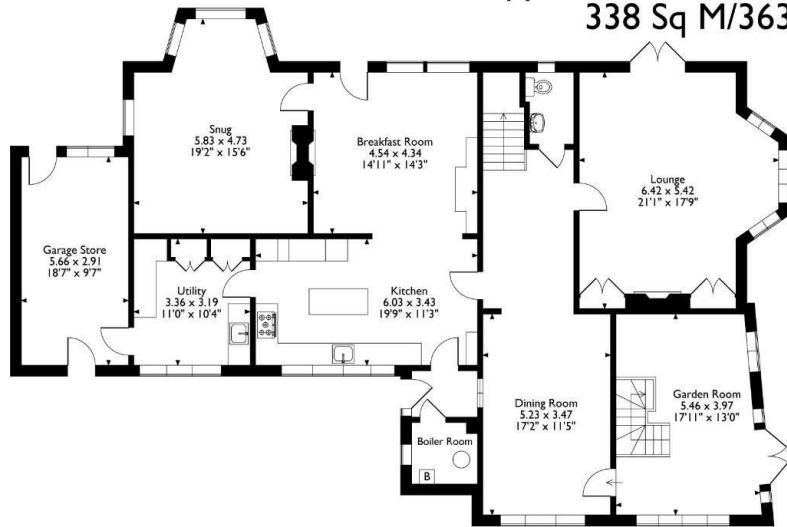




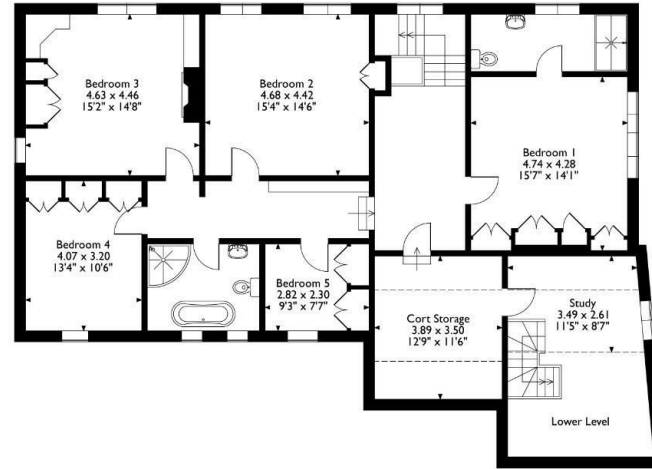




Manorley, Malham Way, Knaresborough HG5 0HQ  
Approximate Gross Internal Area  
338 Sq M/3638 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

01423 536222

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX

harrogate@hunters.com

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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