



Abbey Road, Knaresborough, HG5 8HX

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EXCLUSIVE



## Abbey Road, Knaresborough, HG5 8HX

A rare opportunity to acquire a truly stunning 'riverside' detached family home with mooring and fishing rights and with the addition of an adjoining self-contained one-bedroom annexe. The property is located in one of Knaresborough's most prestigious addresses and lies within easy access of the picturesque town centre and the wide-ranging amenities on offer.

This stunning family home has been significantly extended and refurbished to the highest of standards and offers generous and flexible living space throughout with the accommodation comprising: Reception hallway, shower room/WC, snug, spacious lounge with roof lantern and large double doors opening to the stunning rear gardens, the most amazing open plan dining kitchen with bespoke units, granite work tops and breakfast bar and utility room. To the first floor are four generous bedrooms, bedroom one with modern en-suite shower room and house bathroom with modern four-piece suite. The adjoining annexe is accessed from the entrance hallway and comprises: Lounge with bay window overlooking open fields, L-shaped kitchenette and a large first floor bedroom with bay window offering amazing views and a modern en-suite shower room.

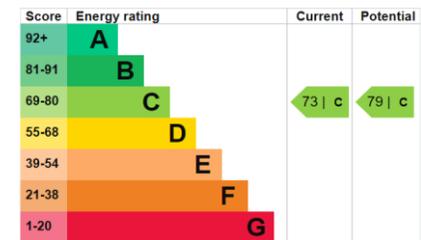
To the outside the property is accessed via a shared driveway which leads to off road parking for a number of vehicles and a large detached double garage with one half converted to office space. The property is set back from the road and has an extensive lawn garden to the front. Gated access to both sides opens to the most amazing extensive rear garden with mature and well stocked flower beds, large decked patio seating area, views over fields and fronts onto the bank of the river Nidd. The property also enjoys a raised decked area overlooking the river with log cabin currently used as a studio.

To fully appreciate what this stunning family home has to offer, internally and out, an early viewing comes highly recommended.

From the A658 bypass, take the turning at the roundabout by St James Business Park on Grimbald Crag Way leading onto Wetherby Road. Proceed over Grimbald Bridge turning immediately left on Abbey Road. Continue for some distance where No. 5 Abbey Court can be found on the left hand side just before the locked vehicle gate.







The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**EPC:** Environmental impact as this property produces 6.1 tonnes of CO2.

**DISCLAIMER**

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.

**Abbey Court, Abbey Road, Knaresborough**

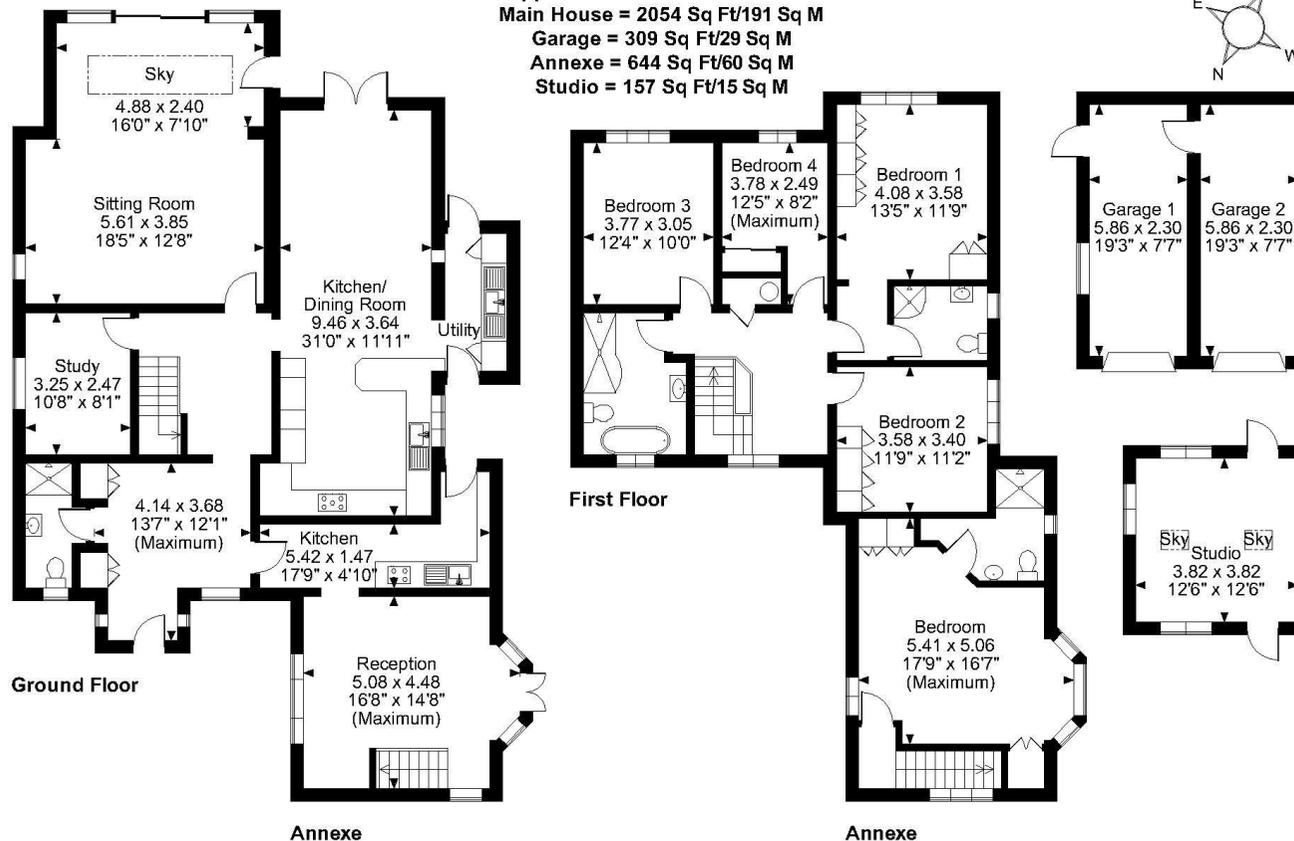
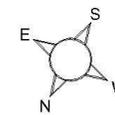
Approximate Gross Internal Area

Main House = 2054 Sq Ft/191 Sq M

Garage = 309 Sq Ft/29 Sq M

Annexe = 644 Sq Ft/60 Sq M

Studio = 157 Sq Ft/15 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters

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