

HUNTERS[®]

HERE TO GET *you* THERE



Baytree House 5 Park View

Knaresborough, HG5 9LG

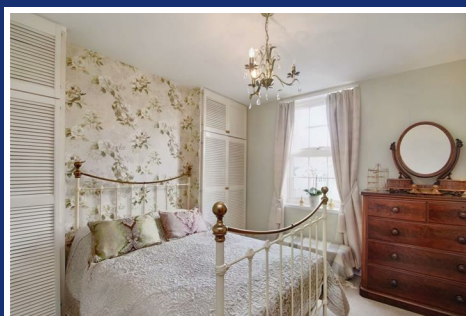
Guide Price £550,000



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Entrance Hall

0'0" x 0'0" (0 x 0)

Access via wooden entrance door, tiled flooring, stairs to first floor, under stairs storage cupboard, radiator, door to:

Lounge

12'4" x 12'7" (3.75 x 3.84)

Double glazed bay window to front elevation, TV point, feature fire place with stone hearth and inset multi burning stove, inset shelving and too low level cupboards, radiator and cover, steps to:

Drawing Room

9'1" x 10'8" (2.77 x 3.26)

Feature fire place with stone hearth and living flame fire, double glazed window to rear elevation, two storage cupboards, door and steps to:

Kitchen

8'7" x 14'4" (2.62 x 4.36)

Modern fitted range of wall and base mounted units with granite working surfaces over with inset one and a half stainless steel sink unit and mixer tap, induction hob with extractor hood over and electric double oven, integrated under counter fridge, integrated dishwasher and washing machine, tiled flooring and part tiled walls, radiator and cover, double glazed window to side elevation, inset ceiling spot lights. Large larder cupboard with base units and space for tall fridge freezer, inset storage shelving and tiled floor. Opening to:

Dining Area

9'0" x 12'0" (2.74 x 3.66)

Double glazed window to side elevation, inset shelving, ceiling spot lights, wood flooring with underfloor heating, door to:

Rear Entrance Lobby

0'0" x 0'0" (0 x 0)

Stable style door leading to rear garden, tiled flooring, door to:

WC

0'0" x 0'0" (0 x 0)

Low level WC, wall mounted sink, double glazed window to rear elevation, chrome heated towel rail, part tiled walls, tiled flooring.

First Floor Landing

0'0" x 0'0" (0 x 0)

Stairs leading to second floor, double glazed window to front elevation, doors to:

Bedroom Suite

0'0" x 0'0" (0 x 0)

Bedroom

Dressing Room/ Study

9'1" x 12'5" (2.77 x 3.78)

Double glazed window to rear elevation, radiator, fire place, shelving.

Bedroom

12'2" x 21'1" (3.72 x 6.43)

Double glazed window to rear and side elevation, TV point, radiator, range of fitted wardrobes, loft access.

En-Suite Bathroom

0'0" x 0'0" (0 x 0)

Modern white suite comprising panel bath with mixer tap and shower attachment, low level WC, bidet, wall mounted sink with mixer tap, drawers and cupboard under, part tiled walls, tiled floor, inset ceiling spot lights, radiator and cover, two Velux windows.

Tel: 01423 536222

Bedroom Two

12'2" x 12'7" (3.72 x 3.84)

Double glazed window to front elevation, two fitted double wardrobes, radiator.

Shower Room

0'0" x 0'0" (0 x 0)

Shower cubicle with glazed doors and shower over, low level WC, wall mounted sink with mixer tap and cupboards under, chrome heated towel rail. extractor fan, part tiled walls, tiled floor.

Second Floor Landing

0'0" x 0'0" (0 x 0)

Velux window, eaves storage and door to:

Bedroom Three

12'1" x 17'1" (3.69 x 5.21)

Two Velux veranda windows with raised seating area offering amazing views, radiator, TV point, inset ceiling spot lights, Vaulted ceiling.

Outdoor Space

0'0" x 0'0" (0 x 0)

An attractive forecourt garden to the front of the property with path to front door. Off street parking for

two cars by way of driveway to the side of the property. Secure gated access opens to a stunning and enclosed walled low maintenance rear garden with summer house with power and light, pergola, fruit trees, gravel pathways, feature circular box hedging, two timber sheds, wall and fence to perimeters.

EPC

0'0" x 0'0" (0 x 0)

Environmental impact as this property produces 6.0 tonnes of CO2.



Road Map



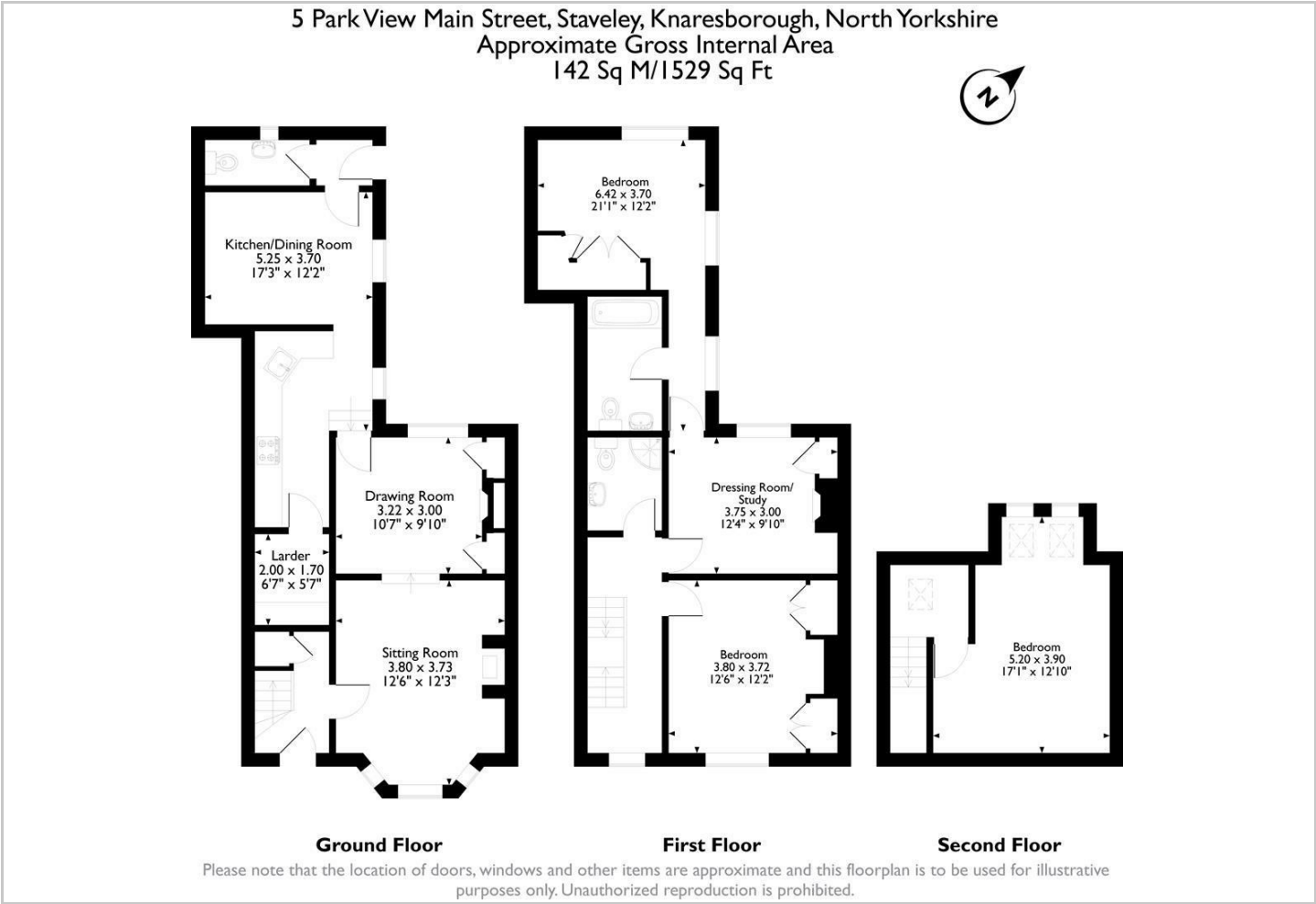
Hybrid Map



Terrain Map



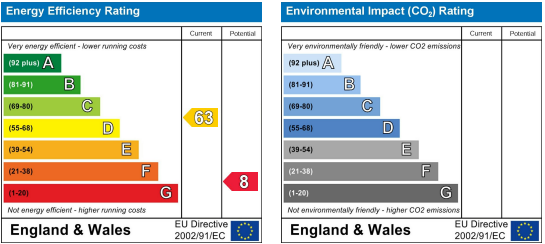
Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.