



Bardale Close, Knaresborough, HG5 0DZ

STUNNING FAMILY HOME | Spacious & mature gardens to three sides | Modern bespoke kitchen | Two reception rooms | Conservatory | Four generous bedrooms | Easy access to King James school | Generous family living space throughout | Cul-de-sac location

Guide Price: **£400,000**



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DESCRIPTION

An opportunity to purchase a stunning modern four bedroom detached family home with generous gardens to three sides, situated in a highly sought-after cul-de-sac location within easy access of the High Street, King James school and the railway station.

With generous family living space throughout, the accommodation comprises: Entrance hallway, WC, lounge with feature fireplace, dining room with door to conservatory, a high quality modern bespoke kitchen by 'Knaresborough Kitchens', four spacious first floor bedrooms and a modern house bathroom.

To the outside the property has the benefit of private, attractive and mature spacious gardens to three sides and a block paved driveway providing ample off-road parking for a number of vehicles and leads to a single garage.

To appreciate the accommodation on offer, an early viewing comes highly recommended.



Entrance Hall

Accessed via secure entrance door, stairs to first floor, large under stairs storage cupboard, radiator, doors to:

WC

Low level WC, wash hand basin, UPVC double glazed window to side elevation, radiator.

Lounge

19'3" x 11'10 5.88m x 3.38m

Two UPVC double glazed windows to front elevation, radiator, TV point, feature Portuguese lime stone fire place with living flame gas fire.

Kitchen

10'4" x 10'6" 3.17m x 3.23m

Quality modern bespoke fitted range of wall and base mounted units with working surfaces over with inset single drainer sink with mixer tap, inset Halogen hob with extractor hood over and electric double oven, plumbing and space for washing machine and dishwasher, space for tall fridge freezer, part tiled walls, inset ceiling spot lights, UPVC double glazed windows to rear elevation, UPVC double glazed door leading to rear garden, space for table.

Dining Room

12'10" x 8'10" 3.69m x 2.47m

UPVC double glazed window to side elevation, radiator, UPVC double glazed door to:

Conservatory

11'5" x 8'10" 3.51m x 2.47m

Brick and UPVC construction, French doors leading to rear garden, tiled flooring, radiator.

First Floor Landing

UPVC double glazed window to side elevation, loft access, doors to:

Bedroom One

13'1" x 12'3" 3.99m x 3.75m

UPVC double glazed window to rear elevation, radiator, range of fitted wardrobes.

Bedroom Two

12'1" x 9'6" 3.69m x 2.93m

UPVC double glazed window to front elevation, radiator, fitted wardrobes.

Bedroom Three

13'1" x 7'0"

3.99m x 2.13m

UPVC double glazed window to rear elevation, radiator.

Bedroom Four

12'1 x 9'8"

3.69m x 2.99m

UPVC double glazed window to front elevation, radiator, range of fitted wardrobes.

Bathroom

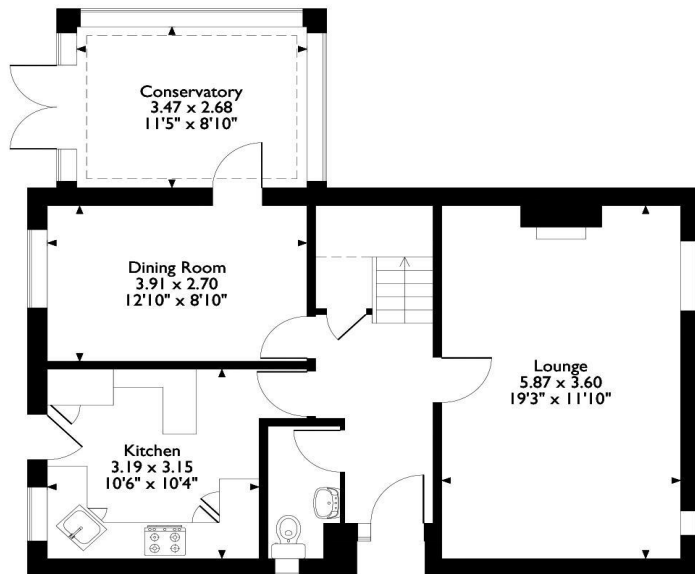
Modern white suite comprising panel bath with shower over and glazed screen, wash hand basin with mixer tap, low level WC, tiled walls, radiator, UPVC double glazed window to side elevation.

Outdoor Space

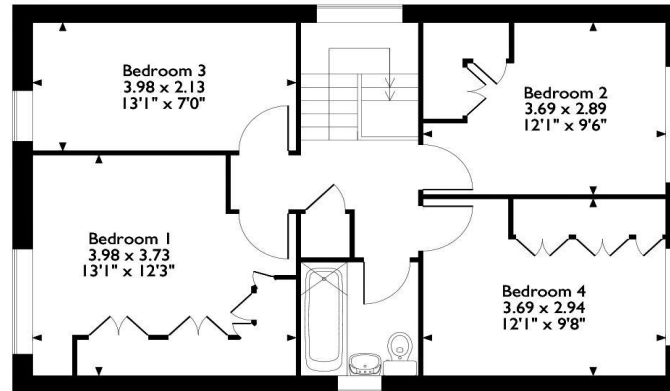
An attractive lawn garden to the front of the property with mature bushes and well stocked flower beds. A block paved driveway provides ample off road parking for a number of vehicles and leads to a single garage with up and over door and power and light laid on. Gated access opens to extensive rear and side gardens laid mainly to lawn with patio seating area, timber shed, various terrace seating areas, mature bushes, trees and well stocked flower beds.



32 Bardale Close, Knaresborough, North Yorkshire
Approximate Gross Internal Area
121 SQM/1306 SQFT



Ground Floor

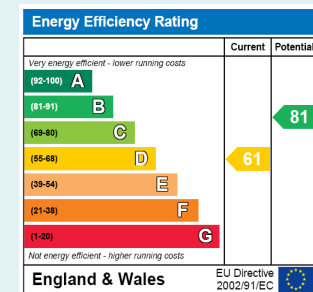


First Floor

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.

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.



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.

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OPENING HOURS

9am - 5.30pm Monday to Friday, Saturday 9am
-3.30pm and Sunday 11am - 2pm



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