



KNARESBOROUGH ROAD

**£475,000**



**ANDREW HILL**

# Knaresborough Road

Hawthorn Cottage Knaresborough Road, North Deighton, West Yorkshire, LS22 4EL

An individually built, extended and improved detached residence with upstairs accommodation, revealing a tastefully presented interior occupying an established position within this attractive and unspoilt village.

The property has been significantly enlarged from its original design and now provides extremely versatile and spacious accommodation arranged over two floors.

Ground floor entrance hall, sitting room, adjoining dining/family room, garden room with French doors to the garden, modern fitted kitchen, bedroom with en suite shower room, further double bedroom and house bathroom.

A particular feature is the open plan first floor which incorporates an impressive master bedroom with shower room and dressing area.

Enclosed front garden being exceptionally well stocked. Drive for parking and a detached garage. To the rear is an easily managed garden with patio, gravelled sitting areas and a mature border which backs onto a neighbouring paddock.

Hawthorn Cottage is set back behind a private front garden within this charming village which boasts a thriving community with it's own parish council, playground, bus shelter and a beautiful village green. North Deighton is superbly placed for nearby Wetherby and neighboring towns of Harrogate & Knaresborough are only a short drive away.





- Detached with Two floors
- Modern Fitted Kitchen
- Picturesque Neighbouring Countryside

- 3 Bedrooms & 3 Bathrooms
- Tastefully Presented
- Charming Village

- 3 Reception Rooms
- Deceptively Spacious Accommodation
- So Conveniently Located



9 Princes Square, Harrogate, North Yorkshire, HG1 1ND  
 T: 01423 528528  
 E: [hello@andrewhill.co](mailto:hello@andrewhill.co)  
[www.andrewhill.co](http://www.andrewhill.co)



**ANDREW HILL**