



£535,000 Guide Price

Rowan Way, Knaresborough

Detached House | 4 Bedrooms | 2 Bathrooms

01423 276100

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# Step Inside

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## Property Description

A stylish four bedroom detached house occupying a LARGER PLOT than most with an enclosed south facing garden and a converted GARDEN OFFICE and ample PARKING FOR AT LEAST FIVE CARS, forming part of this popular new development close to Knaresborough town centre.

## Main Particulars

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This modern and beautifully presented home comes with all the benefits you would expect from a nearly new build including extended building warranties and energy saving features. The accommodation comprises; reception hall with guest wc and under stairs storage cupboard, spacious bay fronted living room and an office/family room. The real hub of the house is the bespoke dining kitchen complemented with a range of integrated appliances, quality fixtures and fittings, doors out to a decked seating area and a separate utility room.

To the first floor an open landing with airing cupboard and doors leading to four good size bedrooms, the master bedroom served by an ensuite shower room and a house bathroom.

Outside the property occupies a larger plot with ample off street parking for at least five cars including an EV charging point and leads to a useful storage. To the rear an enclosed south facing garden with flagged patios, decked sun terrace, shaped lawn and hot tub. A spacious garden office provides additional accommodation / work space.

Rowan Way situated on the edge of Knaresborough market town and combines the advantages of a pleasant setting with ease of access to the town centre shopping, recreational and schooling facilities. Knaresborough also has a railway station with mainline links. The southern bypass is convenient and Harrogate is readily accessible by road, bus and rail with the A1(M) providing access to the commercial centres of North and West Yorkshire.

Council Tax Band: E

Tenure: Freehold

Freehold, service charge approx. £188.14 per annum

Garden details: Private Garden







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



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