



£475,000 Guide Price

Appleby Crescent, Knaresborough

Detached House | 3 Bedrooms | 2 Bathrooms

01423 276100

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# Step Inside

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## Property Description

An attractive double fronted three bedroom detached house occupying a delightful plot with enclosed rear garden, ample off street parking and garage, situated within this sought after development adjoining the Nidd Gorge on the fringe of Knaresborough's market town.

## Main Particulars

An attractive double fronted three bedroom detached house occupying a delightful plot with enclosed rear garden, ample off street parking and garage, situated within this sought after development adjoining the Nidd Gorge on the fringe of Knaresborough's market town.

This well presented family home comprises in brief: reception hall with stairs to first floor and ground floor cloakroom WC, modern kitchen with a range of integrated appliances and rear access door, dining/reception room and a sitting room with glazed door through to a garden room with access door to an an attractive enclosed rear garden.

To the first floor is a spacious dual-aspect master bedroom with dressing area and an en-suite shower room. There are two further double bedrooms both with built-in wardrobes and a house bathroom.

The property occupies an unique corner plot with ample off street parking to the front and a single garage. To the rear an attractive and enclosed garden with shaped lawn and paved seating area having fence and hedging to perimeters.

The property is situated within this highly sought-after development, surrounded by attractive, open countryside including the beautiful Nidd Gorge. The property is just a short distance from Knaresborough's town centre with an excellent range of shopping, recreational and schooling facilities. Knaresborough also has a railway station with mainline links. The southern bypass and the A1/M are convenient and provide access to the principal commercial centres of North and West Yorkshire.

Tenure: Freehold







Total Area: 99.8 m<sup>2</sup> ... 1074 ft<sup>2</sup> (excluding garage)  
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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