



£440,000 Guide Price

Orchard Grove, Knaresborough

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01423 276100

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Step Inside

Key Features

- High Quality Fixtures & Fittings Throughout
- Integrated Appliances
- Pet and smoke free property
- Rear garden perfect for entertaining
- Sought-After Location
- Electric Gate entry to Development
- Exclusive Development

Property Description

A modern three bedroomed semi-detached house with attractive gardens, driveway and garage, forming part of this exclusive gated development of five individual properties.

Main Particulars

Set within a private gated development of just five individually designed residences, this exceptional three-bedroom semi-detached home delivers a compelling combination of contemporary design, security, and lifestyle-led living.

The property offers generous, intelligently planned accommodation, anchored by a striking open-plan dining kitchen appointed with high-quality integrated appliances and full-width bi-folding doors that open seamlessly onto a paved terrace-ideal for entertaining and family living. Complementing the main living space are a separate utility room, ground floor WC, and a well-proportioned living room providing a more formal retreat.

The first floor comprises three well-appointed bedrooms, including a principal suite with a private en-suite shower room, alongside a stylish family bathroom finished to a high standard.

Externally, the home benefits from a private driveway, single garage, and immaculately maintained front and rear gardens. A newly installed garden office pod-complete with power and the ability to access high-speed internet connectivity - provides a flexible solution for remote working or additional lifestyle space.

Orchard Grove is a discreet, high-specification development designed for those who value privacy, quality, and peace of mind. The scheme features landscaped and enclosed communal gardens, visitor parking, and a comprehensive security infrastructure including electric gated access, intercom entry, and an active CCTV system.

This is a rare opportunity to secure a premium home within an exclusive residential setting, ideally suited to professional households and families seeking a secure, low-density environment without compromise..

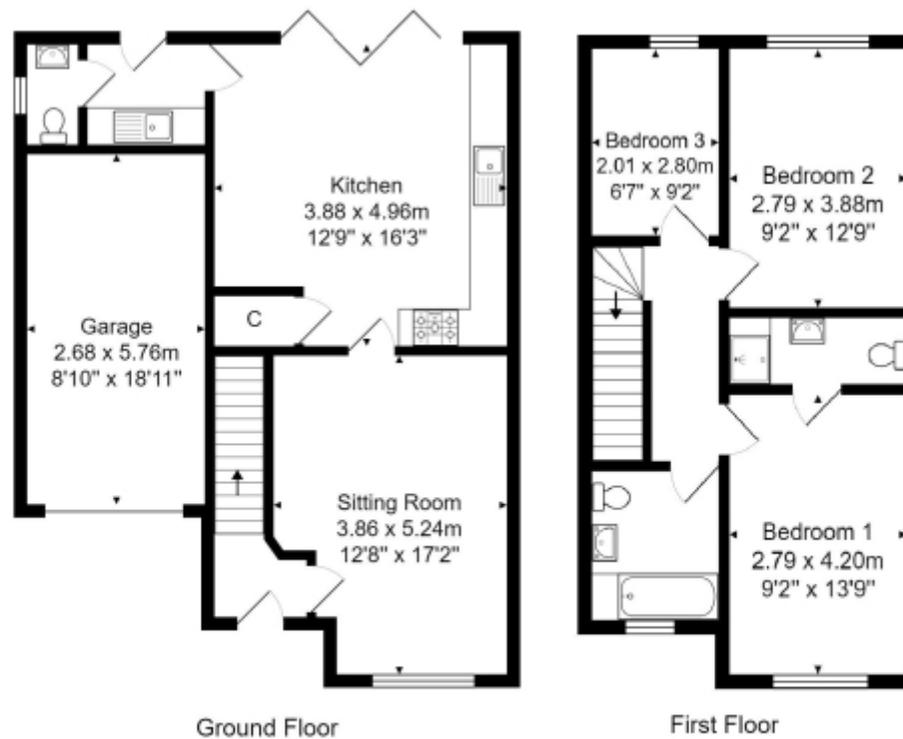
The property is situated just off York Road to the east of Knaresborough and is approx. one mile from the Town Centre and close to a range of transport links including railway station and A1(M).

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Communal Garden, Enclosed Garden, Front Garden, Private Garden, Rear Garden





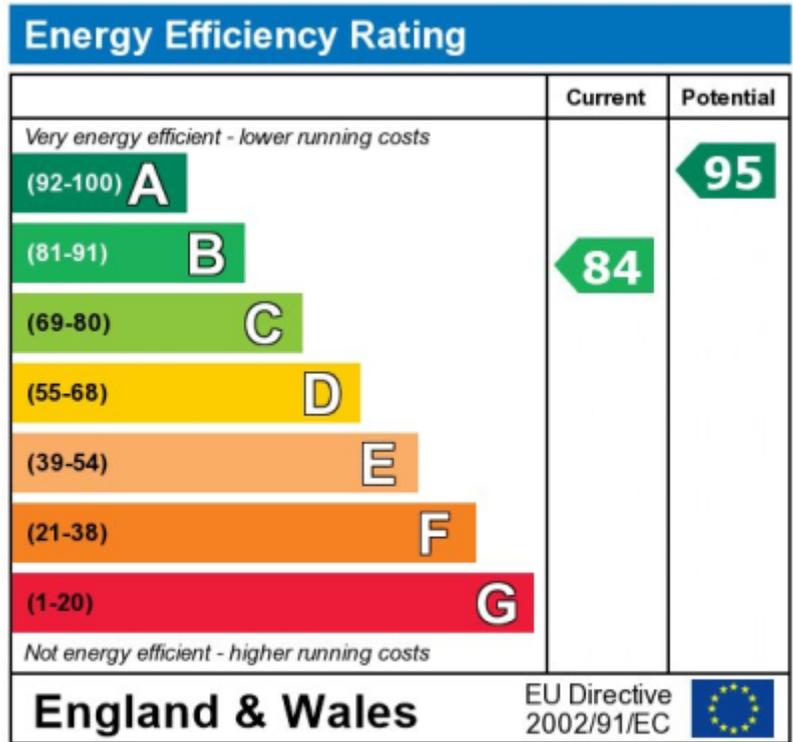
Total Area: 116.5 m² ... 1254 ft²

All measurements are approximate and for display purposes only.

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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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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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