



£875,000

Somerley Lane, Knaresborough

Detached House | 4 Bedrooms | 3 Bathrooms

01423 276100

N
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Step Inside

Property Description

A beautifully appointed house situated on this small exclusive development offers four bedrooms, three bathrooms, three reception rooms, and a very large spacious kitchen, dining room - within walking distance of the lovely historic market town of Knaresborough.

Main Particulars

* A beautifully appointed house situated on this small exclusive development offers four bedrooms, three bathrooms, three reception rooms, and a very large spacious kitchen, dining room - within walking distance of the lovely historic market town of Knaresborough. NO ONWARD CHAIN.

This house is deceptively spacious and offers expansive, intelligently planned living space with the house showcasing expensive, premium finishes and meticulous attention to detail throughout.

This exceptional family home reveals spacious and well planned accommodation comprising; entrance hall, snug/tv room, downstairs w/c, spacious lounge with feature fireplace and double doors leading out onto a patio area. The real hub of the house is the striking open plan living dining kitchen creating the perfect family / entertaining space with bi-folding doors out to a paved patio area creating the ultimate indoor outdoor living experience. The modern fitted kitchen has granite worktops, Siemens double oven, induction hob, integrated appliances including a microwave, Bosch dishwasher, fridge and freezer and there is a central island with a breakfast bar at both ends, a separate utility room with sink, plumbing and space for a washing machine and tumble dryer and a side access door leading outside. In the hallway there is a useful understairs storage cupboard and an integral door leading to the double garage (measuring 16'9 x 16) with light and power.

To the first floor, the landing leads to the Master bedroom suite with walk-in dressing room and ensuite shower room with walk in shower, w/c and hand basin. Second double bedroom with walk in wardrobe and ensuite shower room with large walk in shower, w/c and hand basin. There are two further double bedrooms one including a built in wardrobe and a fantastic modern house bathroom with walk in shower, separate bath, w/c and hand basin with vanity unit offering useful storage. There is additional storage in the eaves from the Master bedroom and in the loft space.

Outside and to the front of the property is a well-maintained fore garden and driveway offering off-street parking for multiple vehicles and leads to the double garage. There is a secure gate with a path leading along the side of the property providing access to the rear garden.

To the rear there is a private and enclosed south facing garden carefully landscaped to create a sense of intimacy, maximising the flow between inside and outside with astro turf lawn and multiple seating/entertaining areas including a summer house which has power.

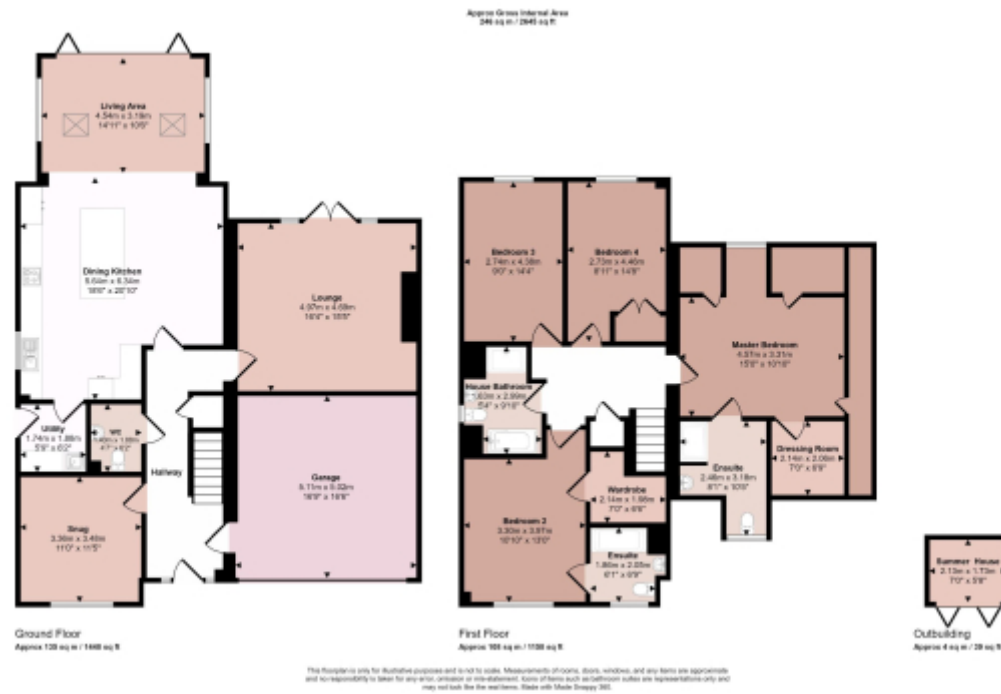
The property is situated within this exclusive development just off Boroughbridge Road and is close to Knaresborough's town centre. The situation combines the advantages of a pleasant setting with ease of access to the town centre shopping, recreational and schooling facilities. Knaresborough has a railway station with mainline links and the towns southern bypass is convenient with the A1/M providing easy access to the commercial centres of North and West Yorkshire including

Leeds, Bradford, Harrogate and York.

Council Tax Band: G

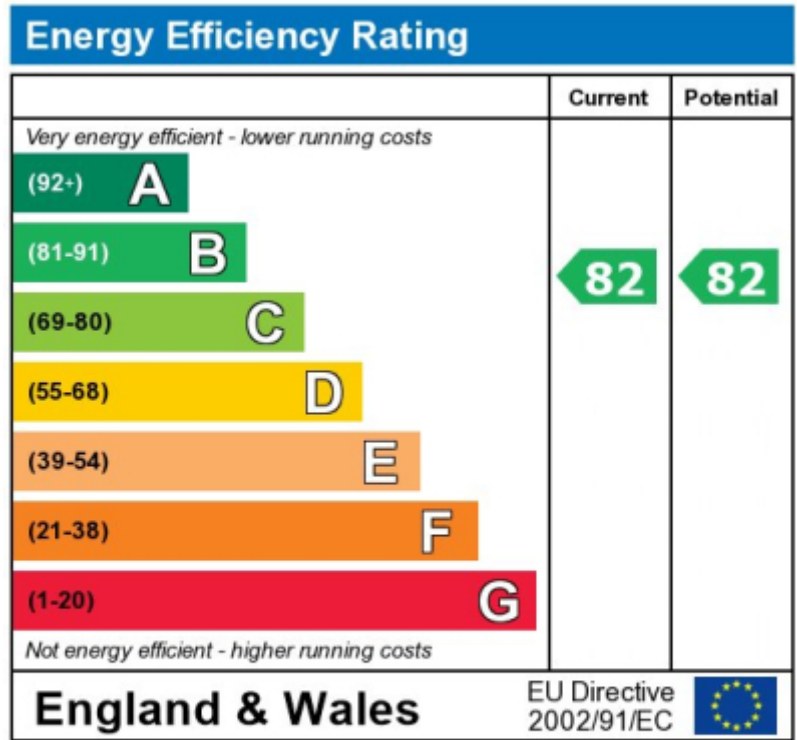
Tenure: Freehold





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 © 2026 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



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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