



**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£674,995**  
*Plot 4, The Skelton Toll Bar Place, Knaresborough, Yorkshire, HG5 0QF* 3 Bedroom Bungalow - Detached

***A rare opportunity to acquire a brand new and individually designed three bedroomed detached bungalow, on this exclusive development of just twelve properties in the desirable market town of Knaresborough with fantastic commuter links nearby including the A1M and rail links to Harrogate, Leeds and York. NO ONWARD CHAIN.***

HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net



Description

Rouse Homes have individually designed these new homes and finished them to an extremely high standard throughout they include underfloor heating to the ground floor, quartz worktops in the kitchen and utility, contemporary bathrooms and ensuites with Porcelanosa wall and floor tiling, bi folding/French doors leading onto generous patios with turf and fenced rear gardens.

The Skelton's living accommodation comprises; Entrance hall with useful storage cupboards, downstairs w/c, good sized lounge with dual aspect bay windows, open plan living kitchen with fantastic top of the range kitchen with quartz worktops including the splashback and island worktop, AEG integrated appliances including ovens, induction hob, fridge-freezer, microwave, wine cooler and dishwasher. There are bi folding doors leading out onto the West facing patio. There is also a separate utility which is the same finish as the kitchen with a washing machine.

The Master bedroom is on the ground floor with fitted wardrobes, double doors leading out into the garden and an ensuite bathroom with bath, walk in shower, hand basin vanity unit w/c and chrome towel rail.

On the first floor the landing leads to the second and third double bedrooms, which have electrically operated Velux windows, and a modern house bathroom with Porcelanosa wall and floor tiles, walk in shower, w/c, hand basin, vanity unit and chrome towel rail.

Outside to the front of the property is a lawned garden and a driveway providing off street parking for multiple vehicles in tandem leading to a garage with power, lighting, an outside tap, and an electric charging point. To the rear is a fully enclosed garden with a West facing patio and a good sized lawn.

Knaresborough is a pretty market town with good road and rail connections to Leeds, York, and London. There are shops nearby that cater to most daily needs and Harrogate offers a good range of shops, restaurants, and bars. The area offers excellent schooling opportunities and a good range of sporting clubs and societies.

AGENTS NOTE: The photos are to give an example of the finish taken of Plot 1.

