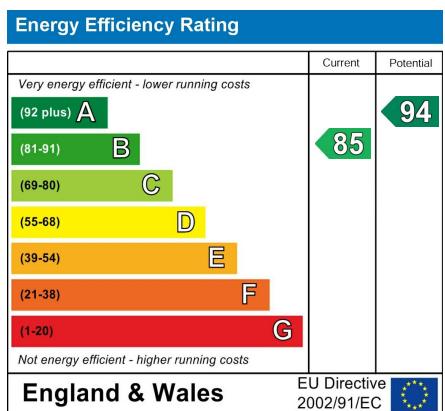


## Floor Plan



## Energy Performance Certificate



## Directions

Proceed out of Knaresborough on Boroughbridge Road and continue past the KIA garage. At the roundabout take the first exit onto Chestnut Drive. Take the first right and then turn right again onto Maple Close where the property is found on your right hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band E Tenure Freehold

## 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.



**£499,995**

12 Maple Close, Knaresborough, HG5 0UJ

4 Bedroom House - Detached

**An immaculately presented four-bedroom detached family home that offers spacious accommodation throughout with a great layout suiting family living, benefitting from a superb south-facing garden with a great location on the outskirts of Knaresborough with good commuter links to the A1m and rail links.**



**HOPKINSONS**  
ESTATE HAGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

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With gas-fired central heating and UPVC double glazing throughout the living accommodation comprises; an entrance hall, lounge with bay window, playroom/snug, open plan dining kitchen with quartz worktops, integrated fridge and freezer, dishwasher, double Neff oven, a six ring gas hob and a dining area with double doors leading out into the garden. There is also a separate utility room and a downstairs w/c with a useful understairs cupboard.

On the first floor the landing leads to the Master bedroom with fitted wardrobes and an en suite shower room with walk-in shower, w/c, and hand basin, a second double bedroom with built-in wardrobes, luxury house bathroom with bath, walk-in shower, w/c, and hand basin. There is a third double bedroom and a good-sized fourth bedroom with more storage.

Outside to the front of the property is the driveway which offers off-street parking in tandem and then leads to the single garage. To the rear is a patio area with a good sized lawn which offers a perfect garden for entertaining.

Within the development there are communal green areas including a playground but there are also lovely local walks close by with Jacob Smith Park and its also within walking distance into Knaresborough. Knaresborough offers a wide range of amenities, market square, Castle Ruins, Waterside walks, pubs, restaurants, a range of primary schools and a secondary school with the swimming pool currently being redeveloped. The transport links are great with a train station on the Leeds, Harrogate and York line and there is a regular bus service into Harrogate.

