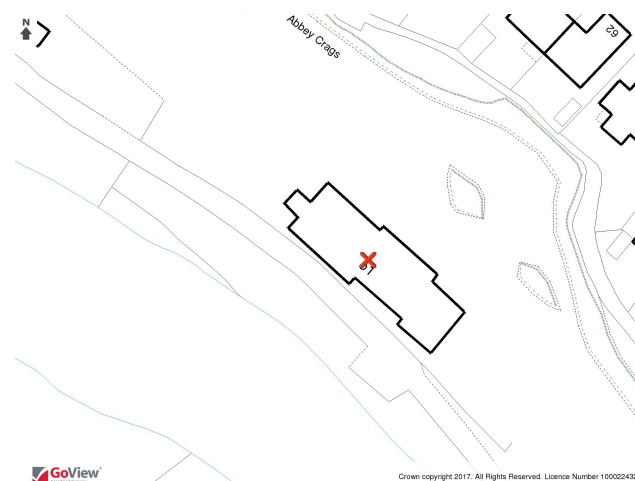
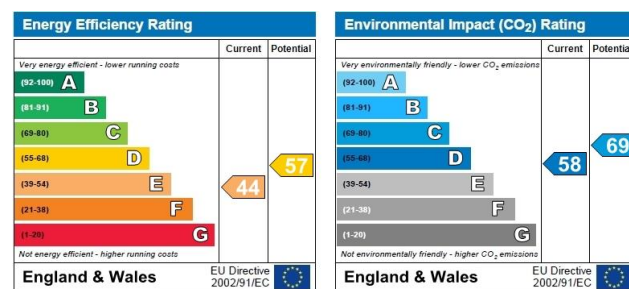


Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Entering Knaresborough via Calcutt proceed over the river Nidd and turn immediately right into Abbey Road. Continue along to where number 51 can be found on the left hand side.



Abbey House, 51 Abbey Road, Knaresborough

Offers in the region of £940,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myringsestateagents.com

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A rare opportunity to purchase this fantastic five bedroom property situated in a highly sought after position with beautiful views overlooking the river and having boating and fishing rights. Sat in an extensive plot, the property is located in one of Knaresborough's most prestigious addresses.

Set behind electric gates opening to a flagged patio driveway for multiple cars and a detached double garage with power, lighting, electric doors and large loft store, the property opens into a rather impressive central hall with w/c and useful storage cupboard. Branching off to the right, glazed double doors open into a lovely lounge with recessed shelving and centred around a feature modern fireplace. To the left of the hall there is a formal dining room which in turn opens into a superb fitted kitchen with oak flooring, granite work surfaces, high gloss units and a range of integrated appliances. Ascending to the first floor, a spacious hall provides access on to a very well proportioned master bedroom suite complete with a fully fitted dressing room and stylish fully tiled bathroom with his and hers vanity basins, a separate shower enclosure and underfloor heating. There is a second good sized double bedroom with fitted wardrobes, a third single bedroom/home office and a large house bathroom. The property also

has the advantage of a separate utility and a sun room with porcelain tiled heated flooring and bi-folding doors out on to a raised sun terrace benefitting from southerly aspects. The second floor offers two further large double bedrooms both with an array of fitted wardrobes and en-suite shower rooms. Abbey House sits in beautiful layered gardens stretching to the top of the cliff front with stunning elevated views over the river and countryside beyond. Across the quiet road there is an additional good sized, private garden directly on to the river frontage. There is also a stone built garden shed ideal for storage.

Abbey Road is renowned for being one of Knaresborough's most prestigious residential areas. The town centre is less than 1 mile away, and the nearby Spa town of Harrogate provides a wide range of amenities including boutique shopping, a theatre, cinema and numerous cafe's and restaurants. The area is attractive for it's reputable schooling for all ages. Transport links are most accessible with the railway station at Knaresborough running regular direct services to the main hubs at York and Leeds giving a fast service to London Kings Cross and Edinburgh. The A1(M) is only 2 miles which links into the national motorway network, and Leeds Bradford International Airport is approximately 13 miles away.



Bus
10 minutes by foot



Main Roads
A59 0.4 miles
A1M 3.9 miles



Train
Knaresborough 0.9 miles
Harrogate 5.4 miles



Airport
Leeds Bradford 14.8 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Services
Mains electricity and drainage are connected. Heating is LPG

Rating Authority
Harrogate Borough Council Tax Band G

Tenure
Freehold