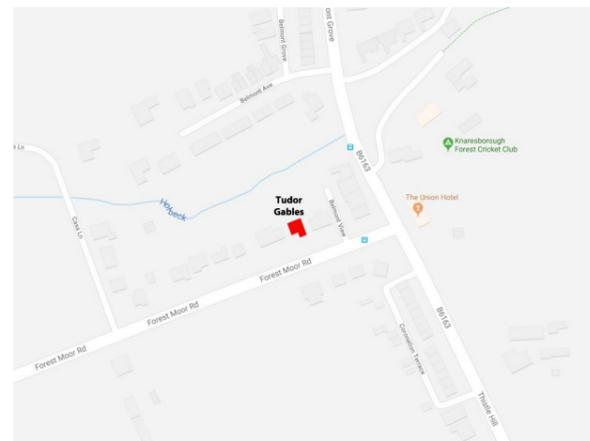
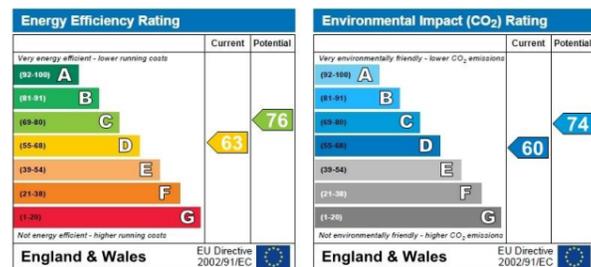


Illustration for identification purposes only, measurements are approximate, not to scale.



### Viewing arrangements

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

### Directions

Proceed out of Harrogate along the A661 Wetherby Road turning left at the Woodlands traffic lights and down Hookstone Chase. At the junction with Forest Lane proceed across the mini roundabout onto Forest Moor Road. Follow down the road where Tudor Gables can be found on the left hand side.



## Tudor Gables, Forest Moor Road, Knaresborough

£675,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 [myrings.property](http://myrings.property)

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# MYRINGS

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ESTATE AGENT GUIDE

2018 : TOP 100

SALES & LETTINGS

Tudor Gables, Forest Moor Road, Knaresborough, North Yorkshire, HG5 8JY

 4  5  3

'Tudor Gables' is a much improved and extended five bedroom detached family home standing in good-sized mature lawned gardens with a feature woodland children's play area.

Fronted by a block paved driveway suitable for multiple vehicles, a covered porch opens into a spacious central hall with a w/c. Branching off to the front elevation there is a lovely lounge centred around a feature recessed log burning stove. French doors open into a fantastic open plan living kitchen which in turn is open to a dining, solid roof conservatory overlooking the garden. The superb fitted kitchen itself comes complete with a range of units, integrated appliances and granite work surfaces. There is also a useful adjoining utility room and storage cupboard. Completing the ground floor is a separate study/home office.

Ascending to the first floor, a large landing provides access on to three well proportioned double bedrooms, one with an en-suite shower room, a fourth guest double bedroom and a rather stylish, tiled house bathroom with a separate shower enclosure. The second floor offers a further double bedroom with an en-suite, and an array of eaves storage space and cupboards.

To the rear of the property there is a single garage

with adjoined brick and cedar clad garden room/gym, ideal for entertaining outside. Further to this there is a large decked entertaining area with a brick built Pizza Oven. There are impressive lawned gardens which lead down to a brilliant, completely private woodland play area with a stream, wooden bridge, zip wire and a super tree house.

The property is located between the fashionable spa town of Harrogate and the historic market town of Knaresborough. As well as being conveniently accessible, the property stands on the edge of the magnificent Nidd Gorge, which is known for being an Area of Outstanding Natural Beauty. For those who enjoy walking or cycling, there is a designated pathway that leads all the way along the gorge to Ripley, taking in the riverside views along the way. Harrogate's town centre is known for its many attractions such as boutique shopping, Betty's famed tearooms and the 200-acre Stray parkland. The area is renowned for its reputable schools which are all within a short commute using public transport if required. Rail links are most accessible with the train line running to the main stations at York and Leeds from either Harrogate or Knaresborough, the A1(M) linking into the national motorway network is only 5.2 miles away, and Leeds Bradford International Airport a mere 25 minutes' drive.



**Bus**  
4 minute walk



**Main Roads**  
A1M 5 miles



**Train**  
Knaresborough 1 Miles  
Harrogate 3.2 Miles



**Airport**  
Leeds Bradford 14.2 Miles

**Fixtures & fittings**

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

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band F

**Tenure**

Freehold