



Viewing arrangements

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

Directions

From Knaresboroughs town centre go to the bottom of the High Street turning left at the roundabout into Bond End. Take an immediate right at the the next roundabout and proceed up the hill to High Bond End. Take a right turn into Coverdale Drive where the entrance to Woodcroft is immediately in front of you.



Woodcroft, High Bond End, Knaresborough

£1,450,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 **myrings.property**

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Woodcroft, High Bond End, Knaresborough, North Yorkshire,
HG5 9BS

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This exceptional, detached family home occupying a highly sought after, convenient position being only a few minutes walk from Knaresboroughs town centre, has been completely renovated to now present 4,000 square feet of the highest quality accommodation.

Fronted by secure electric gates with intercom entry system, the sweeping driveway flanked by established planting leads up to an extensive parking area in front of the integral double garage with remotely controlled doors. With an attractive manicured lawned garden to the front, the house opens via a large covered entrance to the spacious central reception hall with guest w/c and cloaks cupboard. The entire ground floor benefits from having zone controlled under floor heating which generates an efficient ambient temperature throughout. The polished porcelain tiled flooring seamlessly extends through to the impressive open plan living space that incorporates a magnificent, contemporary styled kitchen with handleless gloss units, integrated Siemens appliances and solid stone work surfaces including a central island. The lounging area opens out through large sliding glass doors to the private rear gardens which consist of a flagged entertainment terrace with water feature and lawns beyond that extend around to the side of the house with fenced boundaries. Leading off the lounge is a formal dining room with feature inset fireplace and outlook over the front gardens. A separate home office provides access through to a snug

sitting room which is arranged around another feature fireplace with built in furniture to either side and dual aspect bi-folding doors that open to both front and rear. There is internal access to the large double garage through the purpose designed gym room which also opens out to the rear gardens, and there is a separate practical utility room leading off the kitchen. The bespoke open tread staircase with glass balustrade ascends to the central galleried landing which looks down to the living space. Branching off there are five bedrooms all of excellent proportions and all having built in storage as well as en-suite facilities all with heated floors. The master in particular boasts a walk in dressing room and bi-folding doors to both aspects with a South facing balcony to the front.

The historic market town of Knaresborough is famed for its riverside walks, Mother Shipton's Cave and the the 12th century castle ruins. The property is conveniently located within a few minutes walk of everyday amenities including excellent schooling for all ages. The position is idyllic having the 40 acre Jacob Smith Park on the doorstep as well as being close to the Nidd Gorge which is recognised as an area of outstanding natural beauty. The fashionable spa town of Harrogate is only a short drive away which is renowned for its choice of restaurants, bars and boutique shopping. The A1M is 4 miles away linking to the national motorway network, and the towns central train station runs regular services to the main hubs at Leeds & York from where there is a direct connection to Londons Kings Cross.



Bus
5 minutes by foot



Main Roads
A1M 4.3 miles



Train
Knaresborough 0.5 miles



Airport
Leeds Bradford 15 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 G

Tenure

Freehold