



Parklands, Ripley Road, Knaresborough, North Yorkshire, HG5 9BY

An attractive and spacious five bedroom detached family home set amidst delightful gardens extending in all to 0.5 acres, together with carriage driveway and ample parking, two single garages and further potential for extension subject to all the necessary consents.

35a High Street, Knaresborough, HG5 0ET

Tel: 01423 864126

Email: knaresborough@dacres.co.uk



Parklands, Ripley Road, Knaresborough, North Yorkshire,

Harrogate 4 miles, York 18 miles, Leeds 18 miles (all distances approximate)

Guide Price: £1,100,000

- Prime residential location
- Delightful private southerly gardens extending in all to 0.5 acres
- Excellent potential for extension subject to the necessary consents
- Dining kitchen, three reception rooms, conservatory, utility
- Impressive principal bedroom with dressing room and en-suite
- Four further bedrooms and shower room
- Impressive carriage driveway
- Ample off street parking and two single garages



General remarks

Parklands represents an increasingly rare opportunity to acquire a particularly spacious and impressive detached family home set amidst delightful gardens extending in all to 0.5 acres.

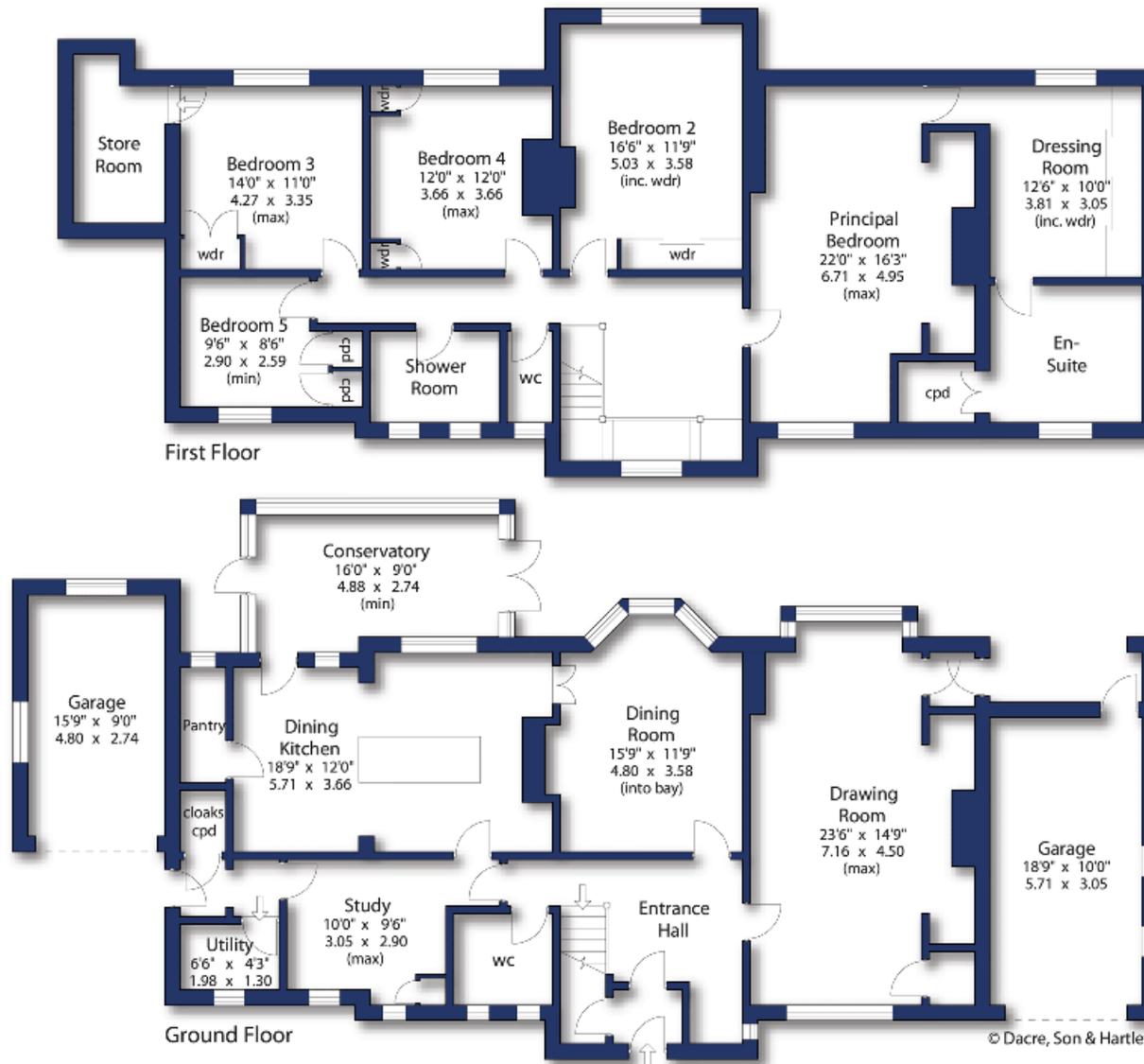
The property offers excellent potential for any prospective buyer to be able to put their own stamp on the property or even further extend (subject to all the usual consents). Viewing is highly recommended and the property briefly comprises: An entrance vestibule with understairs storage cupboard. A reception hall having an impressive return staircase to the first floor and guest WC. There is a drawing room which is a through room and has an inglenook fireplace with feature living flame gas fire. A bay window enjoys a delightful private aspect over the rear garden. There is a deep recessed storage cupboard and access to the rear. The dining room is another well-proportioned room with a deep bay window enjoying a similar aspect over the private rear gardens. A study, with built-in cupboards, leads through into the dining kitchen, which has a central island unit and walk-in pantry. Beyond there is a conservatory with double opening French doors taking full advantage of the views over the south facing gardens. From the study there is a side entrance porch with utility and separate walk-in cloaks cupboard. The first floor features an impressive galleried landing. The principal bedroom is another large through room and to the front enjoys an open aspect towards open fields. There is a large dressing room containing built-in wardrobes with full length sliding mirrored fronts and, beyond, an en-suite bathroom which comprises a free-standing ball and

claw foot slipper bath, a large walk-in shower, low flush WC, wash hand basin and a linen cupboard. There are three further double bedrooms, one having access to useful storage area, and there is a fifth single bedroom with built-in linen cupboards. Off the landing is a house shower room and separate WC.

Outside, the front of the property is approached via a carriage driveway with impressive stone gateposts and twin sets of wrought iron gates leading to a large gravelled turning and parking area. There are two separate single garages and to one side of the property is a lawned garden, where there is the potential to create further garaging subject to all the usual consents. A further feature of this delightful family home is the private south-facing rear garden which will no doubt appeal to both those entertaining and for those with family requirements. There is a raised terrace and decked area leading on to a deep lawned garden where there is a summerhouse and mature trees and shrubs.

Parklands enjoys a prime location on the outskirts of Knaresborough's historic market town where there is shopping, recreational and schooling facilities for all age groups. There is also a railway station with mainline links. The southern bypass is also convenient and the A1(M) provides comfortable daily access to the commercial centres of North and West Yorkshire.

Floorplans



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		



01274 515 763



Dacres Surveys

Call for a quote
01943 885 400





Directions

From our office proceed down the High Street , turning left and immediately right on to the B1615 for approximately half a mile where the property can be found on the left hand side, clearly marked by our For Sale board.

What3Words liner.swarm.sung

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating and hot water via a gas boiler.
- Ample driveway parking and two single garages.
- **Agent's Note: would prospective purchasers please take note that viewing in the rear garden is at their own risk as the terrace and decking may be slippery when wet.**

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/collections/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: KNA250340

Contact us



01423 864126



knaresborough@dacres.co.uk