



**£875,000**

6 Somerley Lane, Knaresborough, HG5 0SZ

4 Bedroom House - Detached

**A beautifully presented four bedroomed detached family home (built in 2012) offering spacious and immaculate living accommodation throughout benefitting from a superb location within walking distance of the ever popular market town of Knaresborough with its wide range of amenities and transport links by bus and rail. NO ONWARD CHAIN.**

**Directions**

Proceed out of Knaresborough on Boroughbridge Road and continue past the petrol station and shops. Turn right into Somerley Lane where the property is easily found on your right hand side.

Council Tax Band G Tenure Freehold

Energy Performance Rating Band B

**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.



**HOPKINSONS**  
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## Description

With gas fired central heating and double glazing, the living accommodation comprises; a spacious entrance hall, snug/tv room, downstairs w/c, spacious lounge with feature fireplace and double doors leading out onto a patio area. An amazing living kitchen which opens into the extension creating the perfect family/entertaining space and bi-folding doors leading out onto another patio area. The modern fitted kitchen has granite worktops, Siemens double oven, induction hob, integrated appliances including a microwave, Bosch dishwasher, fridge and freezer and there is a central island with a breakfast bar at both ends, a separate utility room with sink, plumbing and space for a washing machine and tumble dryer and a side access door leading outside. In the hallway there is a useful understairs storage cupboard and an integral door leading to the double garage (measuring 16'9 x 16) with light and power.

On the first floor, the landing leads to the Master bedroom suite with walk-in dressing room and ensuite shower room with walk in shower, w/c and hand basin. Second double bedroom with walk in wardrobe and ensuite shower room with large walk in shower, w/c and hand basin. There are two further double bedrooms one including a built in wardrobe and a fantastic modern house bathroom with walk in shower, separate bath, w/c and hand basin with vanity unit offering useful storage. There is additional storage in the eaves from the Master bedroom and in the loft space.

Outside to the front of the property is a well-maintained fore garden and driveway offering off-street parking for multiple vehicles and leads to the double garage. There is a secure gate with a path leading along the side of the property providing access to the rear garden. To the rear is a beautiful south facing landscaped garden which has an astro turf lawn, multiple seating/entertaining areas including a summer house which has power plus extra storage shed to the side of it.

