



5 Bedroomed Detached

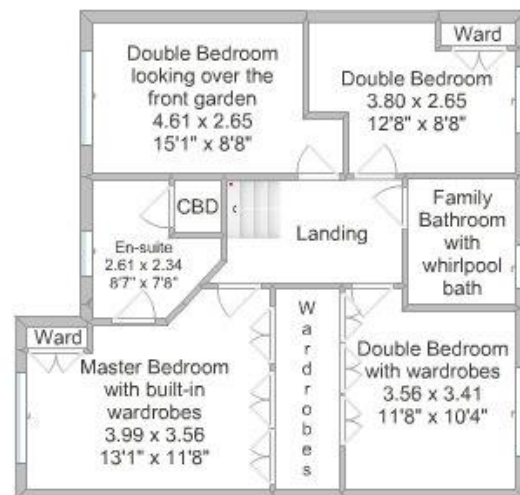
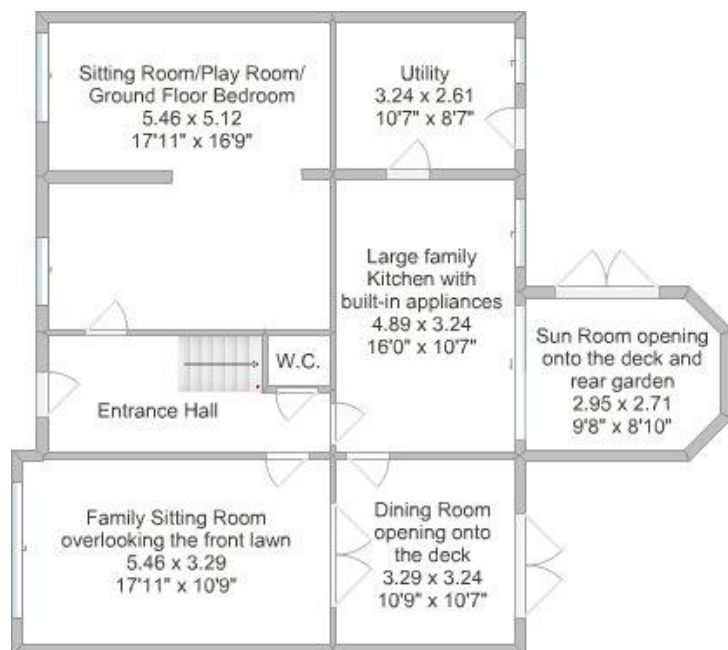
Offers around £550,000

1 Abbey Mill View

Knaresborough, HG5 8ES



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Even as you approach down leafy Aspin Lane, you will feel surrounded by an air of peace and calm. This cul-de-sac is a quiet enclave, set well away from the hustle and bustle of Knaresborough town centre, in a great position for schools, commuting, and shopping. No. 1 Abbey Mill View sits in a large corner plot bordered by tall bushes and fences, providing a sense of privacy that is so rare in modern developments.

Once inside, the feeling is one of a comfortable and cosy home, with the breakfast kitchen and sun room at its heart. A really lovely living space, it is easy to visualise children playing in the sun room whilst lunch bubbles away in the oven, the doors opened out onto the rear garden where you enjoy a cup of coffee in the sun. The formal dining room opens out onto a large deck for entertaining outside, and also opens in to family living room with a superb fireplace. A large family room/ground floor bedroom, utility room and cloakroom complete the downstairs.

Upstairs, and you will find a lovely master suite, with a range of built-in storage and en-suite bathroom. From here the landing connects you to three further double bedrooms and a stylish house bathroom with luxurious fittings and a whirlpool bath to relax in after a hard day. There is plenty of built-in storage, and access to a large loft. All of the bedrooms have pleasant views over the gardens.

Outside are mature green gardens with an enclosed rear lawn, a great place for children to play, with high hedges, fences and trees to provide a feeling of solitude. A long deck across the back of the house catches the sun from morning into the afternoon. At the front and sides are further bushy gardens and lawns and a smart block-paved driveway with parking for several vehicles

No. 1 is welcoming home, somewhere to relax and unwind and escape from the stresses of modern life. The attractive location and flexible living spaces make this a very special home, one not to be missed.

Surroundings

Abbey Mill View lies in the highly sought-after King James ward of the historic town of Knaresborough, within a short walk of nurseries, primary schooling and King James's School. The property is about 1 mile from the town centre, with supermarkets and a retail park within half a mile. The larger town of Harrogate is 5 miles away, the historic city of York 17 miles and the financial centre of Leeds 18 miles. The A1(M) is about 4 miles which provides excellent access to the commercial centres of the North and links with the national motorway network. The railway station at Knaresborough connects with the mainline stations at York and Leeds giving fast services to London Kings Cross and Edinburgh. There are regular flights to London and further afield from Leeds Bradford Airport 15 miles away.

Services

The property is connected to mains gas, electricity, water and drainage. Broadband internet is available at speeds of up to 76Mb/s. The 1A bus service stops at nearby Aspin Drive for travel to Knaresborough and Harrogate.

Directions

From Knaresborough town centre take the High Street to the traffic lights at the junction with Park Row and Gracious Street. Turn right onto Gracious Street and then left onto Windsor Lane. At the mini-roundabout take the second exit onto Aspin Lane. Follow Aspin Lane to the end, turn right off the mini-roundabout and immediately left onto the driveway for 1 Abbey Mill View, marked by our For Sale board. A member of our staff will be there to meet you.

Energy Efficiency Rating: D

Tenure: Freehold

Council Tax Banding: F (£2322 p.a.)

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