



6 Bedroom Detached

Offers around £550,000

23 Abbey Mill Gardens

Knaresborough, HG5 8ER



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Even as you approach along leafy Abbey Mill Gardens, 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, in a great position for schools, commuting, and shopping.

This large executive residence sits in a large plot bordered by tall trees, providing a sense of seclusion that is so rare in modern developments. The property is not directly overlooked from any side, and just arriving on the wide driveway will give you a feeling of arriving back home to your own private space.

Once inside, the feeling is one of a comfortable and cosy home, with the breakfast kitchen at its heart. A really lovely living space, it is easy to visualise children playing here whilst the evening meal bubbles away in the oven, the doors opened out onto the patio where you enjoy a glass of wine in the evening sun. A formal dining room for entertaining and a living room with a superb fireplace and doors to the garden complete the ground floor accommodation, alongside a cloakroom, utility room, and a double garage.

Upstairs, and you will find a sumptuous master suite, with built-in wardrobes, a bay window overlooking the rear garden, and a stylish en-suite bathroom. From here a landing connects you to three further double bedrooms and the modern house bathroom. Most of the bedrooms have built-in wardrobes. A flight of stairs brings you to the converted roof space, with two more double bedrooms, bathed in natural light from large roof windows, and with ample loft and eaves storage for even a large family's needs.

Outside there are mature gardens with a flagged patio leading to an enclosed rear lawn, a great place for children to play, high hedges and trees provide a feeling of solitude and privacy. At the front is a small lawn and bushy garden, and a smart block-paved driveway leading up to the double garage.

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 further afield.

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 follow Abbey Mill Gardens to the top of the hill, where you will see No. 23 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: G - £2635 p.a.

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