



10 Fortune Close, Knaresborough, North Yorkshire

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**STRUTT
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BNP PARIBAS GROUP

10 Fortune Close Knaresborough North Yorkshire HG5 9DD

An attractive stone built three-bedroom bungalow with a generous private garden, in an enviable residential Knaresborough setting beside Nidd Gorge and the River Nidd

Knaresborough Station 1.4 miles (London Kings Cross 2 hours 41 minutes), A1(M) (Junction 47) 5.2 miles, Ripon 10.6 miles, Leeds Bradford Airport 15.8 miles

Entrance hall | Drawing room | Conservatory
Kitchen | Dining room | Utility | Cloakroom
Principal bedroom with en suite shower room
2 Further bedrooms, 1 with fitted shower
Garden | Double garage | EPC rating D

The property

10 Fortune Close is an attractive and adaptable detached property that offers over 1,500 sq. ft. of light-filled accommodation arranged across a single floor.

The welcoming central entrance hall benefits from various integrated store cupboards and cloakroom provides access to the sizeable dual aspect drawing room, with a curved bay window, feature fireplace and views to the pretty front garden. The accommodation flows from here into the formal dining room, which is filled with natural light via the adjoining conservatory, with French doors providing access to the peaceful terrace and garden. Further is a well-appointed dual aspect kitchen with a range of cabinetry and work surfaces arranged in a u-shape, with various appliances and a separate useful utility room alongside.

Three bright bedrooms offer a variety of fitted furniture and garden aspects, including the

principal bedroom with an en suite shower room. The second bedroom also benefits from a fitted shower, with bedrooms two and three enjoying integrated vanity units and sinks.

Outside

The property resides in a generous plot approached via a tarmac side driveway flowing to a detached double garage, with ample additional on-street parking within the quiet residential area. The well-kept front garden comprises a neat level lawn bordered with low-level trimmed hedging, with various shrubs and herbaceous borders.

There is a large paved westerly facing rear terrace, with steps rising to the mature garden, with fencing to the rear alongside established tree lines offering plenty of privacy. The sizeable expanse of lawn has a range of vibrant planting and borders.

Location

The property is situated on the fringes of Knaresborough, which enjoys the stunning scenery of River Nidd Waterside Walk and the Nidd Gorge. The historic market town has a good selection of shopping, cultural and leisure amenities, whilst the railway station offers regular services to York and Leeds. Convenient road links are available via the A1(M).

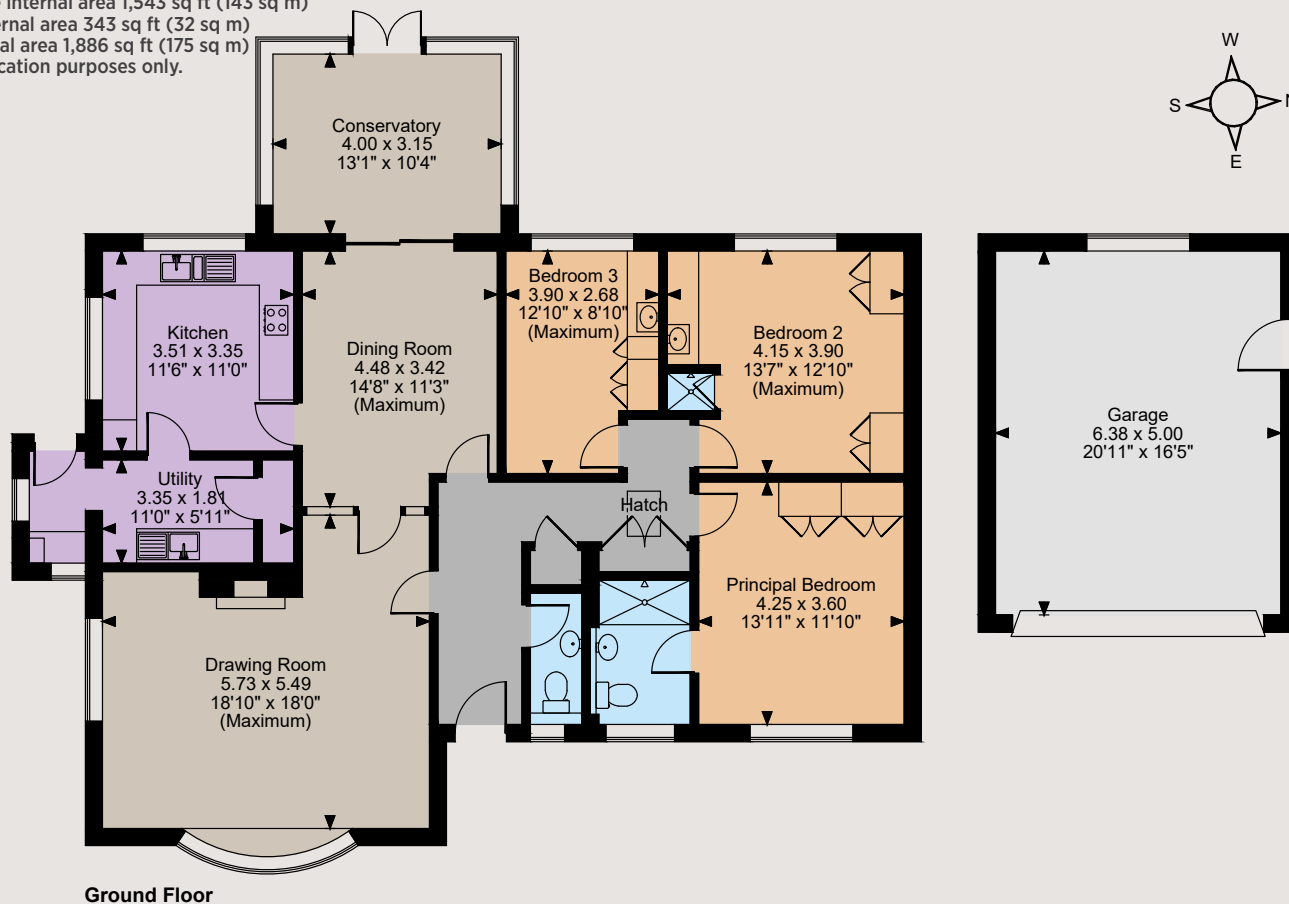
The nearby spa town of Harrogate has an even more extensive range of shopping facilities, theatres, galleries and leisure pursuits, including the Harrogate Golf Club and The Hydro. Notable schools include Harrogate Ladies' College, Cundall Manor, Queen Mary's and Belmont Grosvenor.





Floorplans

Main House internal area 1,543 sq ft (143 sq m)
Garage internal area 343 sq ft (32 sq m)
Total internal area 1,886 sq ft (175 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's Harrogate office head north-east, taking the A6040 to the A59 and proceeding for 2.5 miles before taking the first exit at the roundabout onto the B6165. Continue for 0.9 miles, turning left onto Netheredge Drive and right onto Fortune Hill. Take a further left turn and the property will be on the right.

General

Local Authority: North Yorkshire County Council

Services: Mains gas, electricity, water and drainage. Gas central heating.

Council Tax: Band F

Tenure: Freehold

Offers Over £600,000

Harrogate

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