



26 Pinfold Green, Staveley, Knaresborough HG5 9LR

Stephensons



# Stephensons

Guide Price £650,000

An impressive 5 bedroom detached property enjoying an enviable cul-de-sac position and boasting a superbly landscaped rear garden. The beautifully presented living accommodation features a stunning reception hall with cloakroom/wc, snug/study, spacious living room, formal dining room, stylish kitchen with utility room, principal bedroom with luxurious en-suite shower, 3 further double bedrooms, study/5<sup>th</sup> bedroom and a bathroom complemented by generous parking and a double garage.

Harrogate Borough Council - Tax Band G

Viewings via Boroughbridge Office 01423 324324



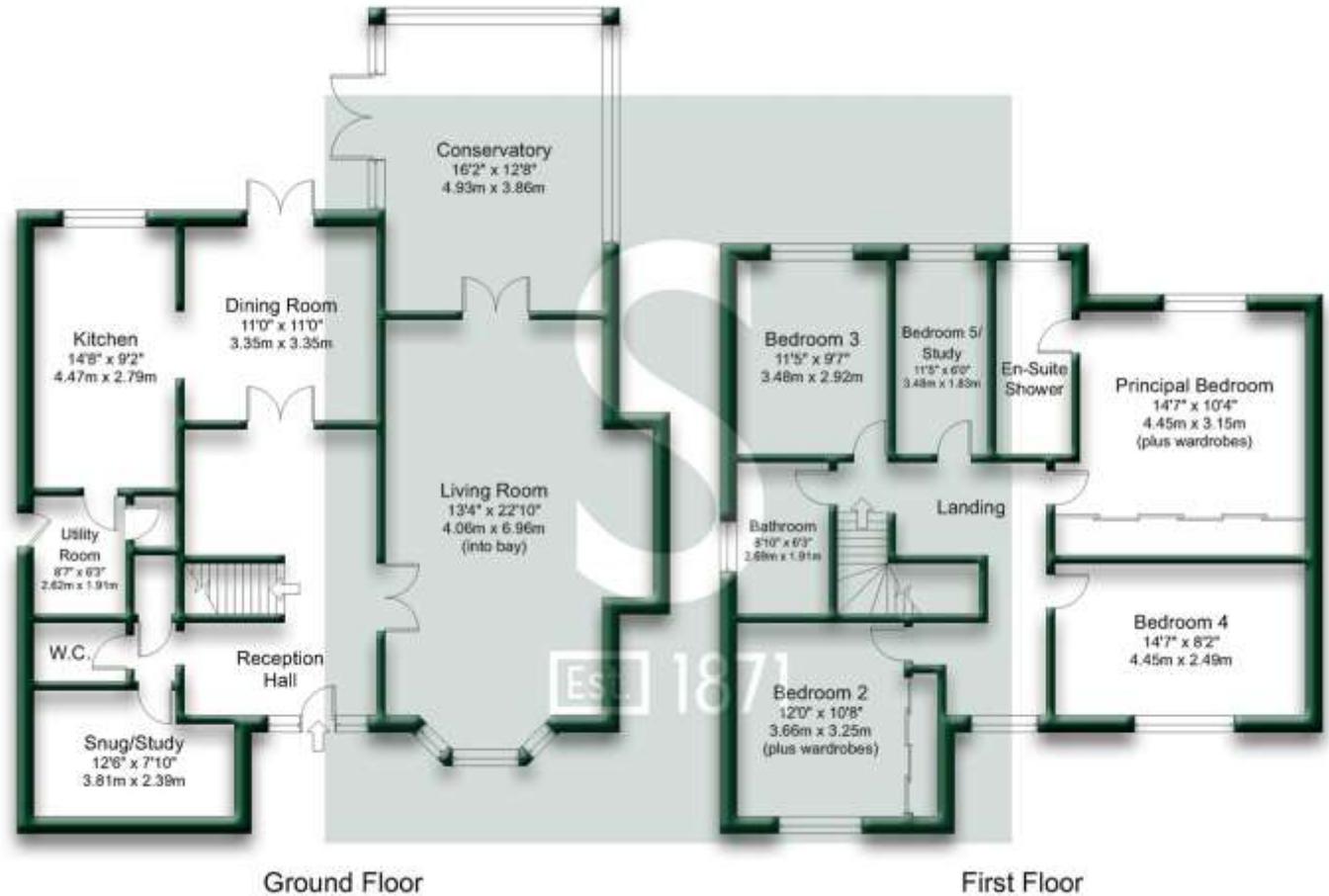
A stunning reception hall with elegant staircase and cloakroom/wc leads off into a snug/study, 22'10" long living room with impressive inglenook fireplace and double doors into a larger than average conservatory with access out into the rear garden. The formal dining room also offers rear garden access and a throughway into a stylishly appointed kitchen featuring corian worktops and integrated appliances (dishwasher, induction hob, oven, grill, microwave and Miele Nespresso coffee system) complemented by a useful utility room leading off.



The spacious first floor landing leads off into a principal bedroom with fitted wardrobes and luxurious en-suite shower room, 3 further double bedrooms (1 with fitted wardrobes) and a family bathroom. Other internal features of note include gas fired radiator central heating, double glazing and solar panels supplementing the property's electricity supply and providing a small income.

Externally a double width driveway provides generous parking and access into a detached double garage (18'8" x 18'4") with remote control doors. The extensively lawned rear garden enjoys a good degree of privacy and features paved and shingle seating areas.





Gross internal floor area (approx.): 190.5 sq m (2,051 sq ft) Not to Scale. Copyright © Apex Plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Services

We have been informed by the Vendor that all mains services are connected to the property.

Stephensons  
 York 01904 625533  
 Haxby 01904 809900  
 Knaresborough 01423 867700  
 Selby 01757 706707  
 Boroughbridge 01423 324324  
 Easingwold 01347 821145  
 York Auction Centre 01904 489731

Partners  
 JF Stephenson MA (Cantab) FRICS FAAV  
 IE Reynolds BSc (Est Man) FRICS  
 REF Stephenson BSc (Est Man) MRICS FAAV  
 NJC Kay BA (Hons) pg dip MRICS  
 OJ Newby MNAEA  
 JE Reynolds BA (Hons) MRICS  
 RL Cordingley BSc FRICS FAAV  
 JC Drewniak BA (Hons)

Associates  
 CS Hill FNAEA  
 N Lawrence

Regulated by RICS Stephensons is the trading name for Stephensons Estate Agents LLP Partnership No: OC404255 (England & Wales) Registered Office: 10 Colliergate York YO1 8BP



#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that: Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.

- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.