





# Monarch Way, Knaresborough

Guide Price £475,000 Freehold

5 bedroom detached house for sale

## Description

A nearly new five bedroom, three bathroom detached house situated on the edge of this new and exciting development enjoying a pleasant aspect to the front with enclosed garden, garage and driveway.

This well presented family home comes with all the benefits you would expect from a nearly new build including extended building warranties and energy saving features, The spacious accommodation comprises; entrance hallway, cloakroom wc, lounge and an open plan dining kitchen fitted with a range of integral appliances and patio doors out to an enclosed rear garden.

To the first floor a landing with useful storage cupboard, four good size bedrooms, an ensuite shower room and a house bathroom.

A master bedroom suite occupies the entire second floor providing eave and loft storage and served by an ensuite shower room.

Outside a driveway to the side provides off street parking and leads to a detached garage. A side access gate leads to an enclosed lawned garden with fencing to perimeters.

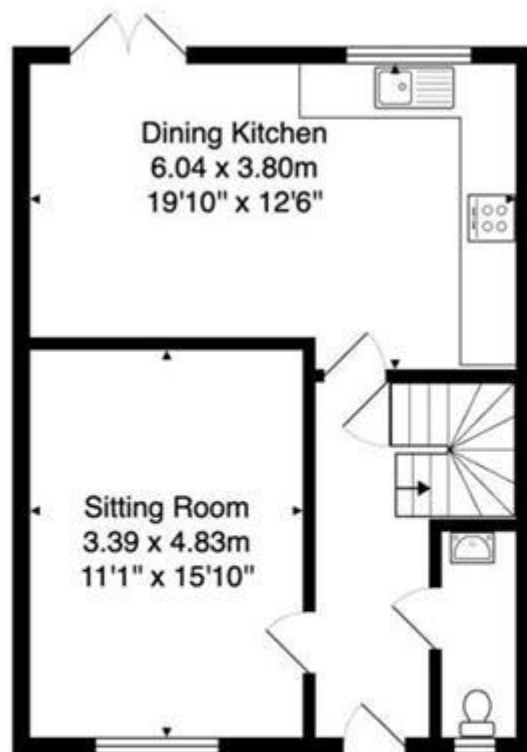
Monarch Way is a pleasant cul de sac situated in this convenient development just off York Road which is located to the east of Knaresborough and is approx. 1.2 miles from the town centre by



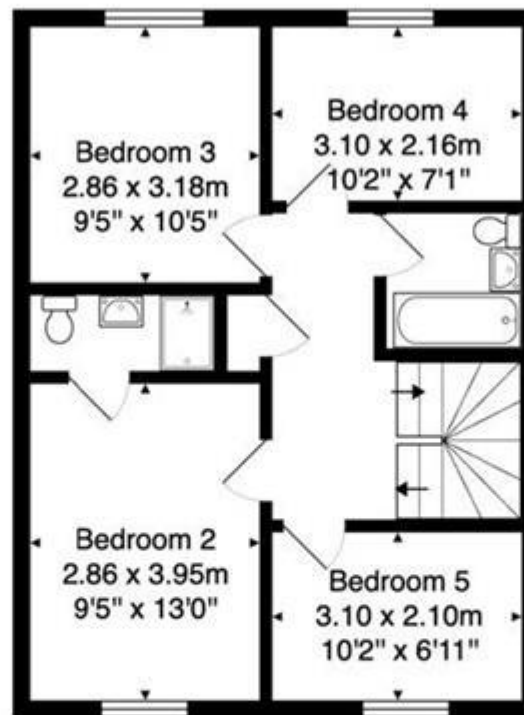
foot and 1.7m by car.  
For the commuter, the A59 links the town to Harrogate, 5 miles away and York, 18 miles and junction 47 of the A1 Motorway is about 4 miles. Trains run from the town’s railway station to Harrogate, Leeds and York and nearby buses provide local services. For air travel, Leeds Bradford Airport is only 17 miles away.

Tenure: Freehold

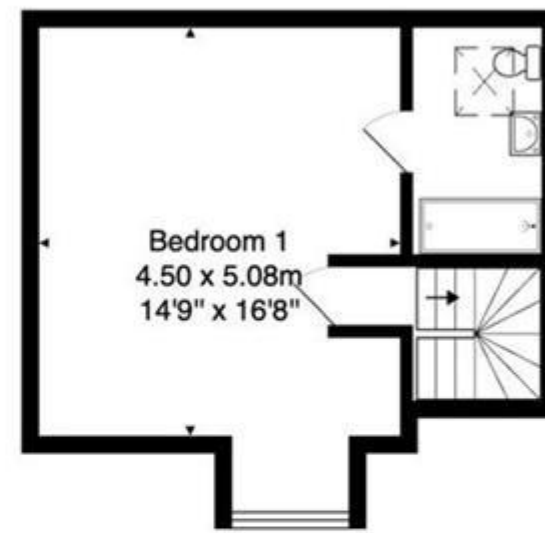
**Tenure**  
Freehold



Ground Floor

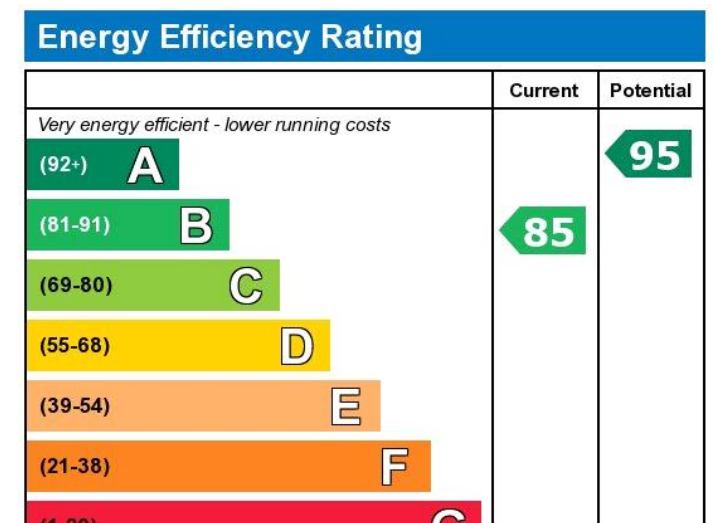


First Floor



Second Floor

All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



Viewing by appointment only  
 Newby James Limited - Head Office  
 15 Market Place, Knaresborough, North Yorkshire HG5 8AL  
 Tel: 01423276100 Email: [sam@newbyjames.co.uk](mailto:sam@newbyjames.co.uk) Website: