



40 HAMBLETON GROVE
Knaresborough

Carter Jonas

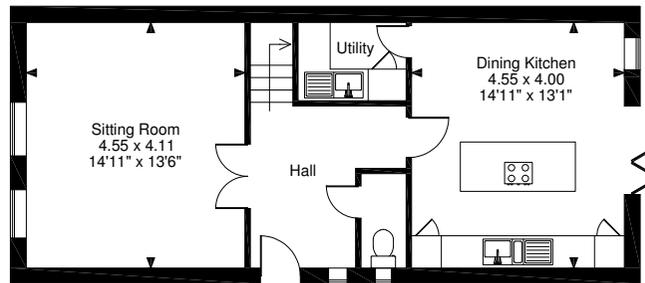
40 HAMBLETON GROVE, KNARESBOROUGH, HG5 0DB

A SUPERB NEWLY BUILT TOWN HOUSE PROVIDING SPACIOUS AND WELL PLANNED 4 BEDROOM FAMILY ACCOMMODATION DEVELOPED TO AN EXCEPTIONAL SPECIFICATION THROUGHOUT, WITH A SOUTH WEST FACING GARDEN TO THE REAR AND SITUATED WITHIN A SHORT WALK OF KNARESBOROUGH'S BUSTLING MARKET SQUARE.

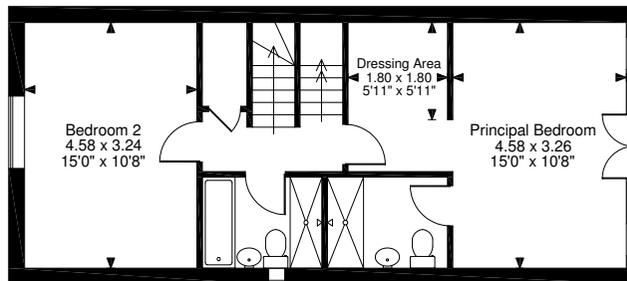
This small, select and exclusive development of just four properties has been undertaken by Pennock Properties Ltd - local developers with a deserved reputation for quality workmanship and close attention to detail. Number 40 is a superb end town house providing excellent accommodation including a reception hall, cloakroom, sitting room and a large open plan living kitchen with bifolding doors opening onto the south west facing terrace. On the first floor is the principal bedroom which has a dressing area and an en suite shower room together with three additional bedrooms, a house bathroom and a separate shower room arranged over the first and second floors. Outside, the rear garden faces south west with a flagged terrace with steps leading up to a lawned garden. Private parking is provided in the front driveway.

The property occupies a very convenient position within easy walking distance of Knareborough's picturesque town centre. The town provides a range of everyday facilities including a good selection of shops, restaurants and schooling facilities, including the popular King James Grammar School. There is also a useful railway station which provides services to Harrogate, Leeds and York. For the commuter, there is nearby access onto the A59, the A658 southern bypass and Junction 47 of the A1(M).

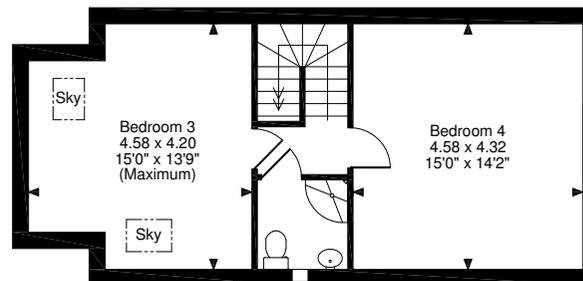
Approximate Gross Internal Area
1,603 sq ft / 149 sq m



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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