



NIDD HOUSE

Nidd Bank, Knaresborough

Carter Jonas

NIDD HOUSE, NIDD BANK, KNARESBOROUGH, HG5 9BX

Knaresborough town centre - ¾ mile
Harrogate town centre - 3½ miles
A1(M) - 4½ miles
Leeds Bradford Airport - 15 miles

Idyllic riverside living with great local amenities in Harrogate and Knaresborough this excellent family home demonstrates a wealth of well proportioned accommodation across three floors and briefly comprises a raised ground floor entrance porch, grand entrance hall with bespoke handcrafted oak staircase and oak parquet flooring, cloakroom, breakfast kitchen with glass doors to a roof terrace, a formal dining room, a large dual aspect living room with balcony, snug, office/TV room and a utility room completes the ground floor space.

The lower ground floor accommodation is extensive with a guest bedroom with fitted wardrobes, en suite bathroom, additional storage room and benefits from a lounge area with bay window overlooking the gardens. Also a large open plan family room, two further double bedrooms, a house bathroom, a great gym with store room and WC, a games room and laundry room.

The first floor has an impressive principal bedroom with views across the gardens at both the front and rear of the property. The principal bedroom also has a lounge area, dressing room, an en suite bathroom and balcony. Across the landing is the second bedroom/office. There is a large landing storage area adjacent to bedroom two with the potential to create an en suite (subject to the usual planning consents).

Outside the property begins with the private drive Nidd Bank from Ripley Road and serves just three houses. Nidd House owns the access road and also the drive to neighbouring River House on the western boundary.

A SUBSTANTIAL DETACHED FAMILY HOME IN EXCESS OF 5,600 SQFT OF INTERNAL ACCOMMODATION BUILT IN 1998 FROM RECLAIMED STONE ON A SIZEABLE RIVERSIDE PLOT. IT IS SET IN A PRIVATE LOCATION OF AROUND 1 ACRE, WITH SOUTH FACING MATURE GARDENS, BOATING AND RIPARIAN RIGHTS CLOSE TO KNARESBOROUGH TOWN CENTRE.



Large timber electric gates denote the beginning of Nidd House and the private driveway which opens into a large parking area with detached double garage and surrounded by lawned gardens, mature trees, shrubs and floral beds. The mature south facing gardens extend down to the River Nidd where there is a concrete jetty and the property enjoys boating and riparian rights. The rear gardens comprise a large lawned area and mature trees and flower beds. There is also a hard standing area where a garage historically stood.

A fabulous opportunity to purchase a family house built to modern standards offering the exciting opportunity to cosmetically update some internal areas to personal taste.

ADDITIONAL INFORMATION

Agents Note: There is a covenant on a small section of the rear garden in favour of the next door property – please ask for further details.

Services: Septic tank for waste, all other mains services connected.

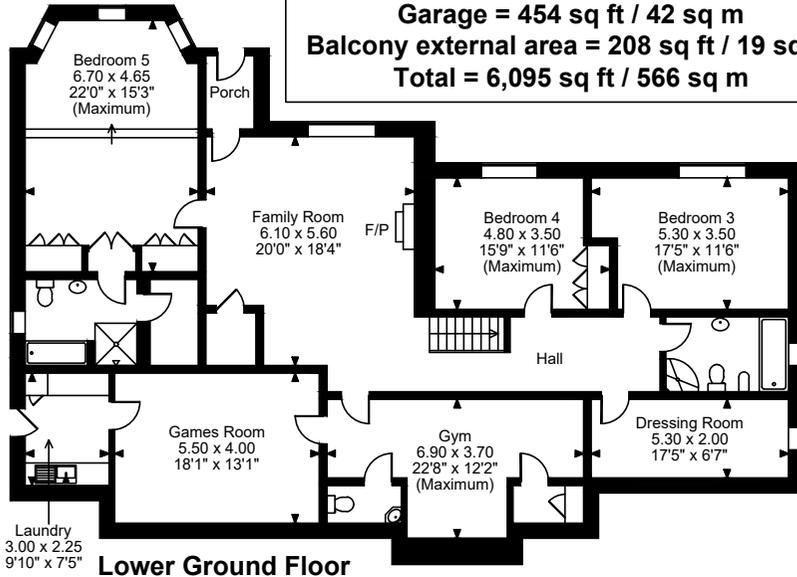
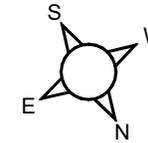
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Directions - HG5 9BX: Leave Knaresborough High Street heading west on High Bond End (B6165) once you pass Scriven Park the road turns into the Ripley Road go around the bend and Nidd Bank is sign posted on the left hand side. Go down the hill and the gates for Nidd House will be in front of you.

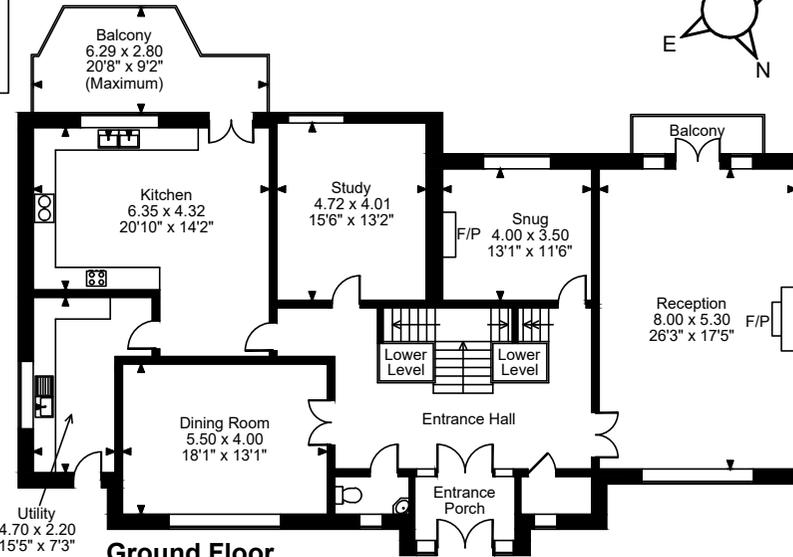




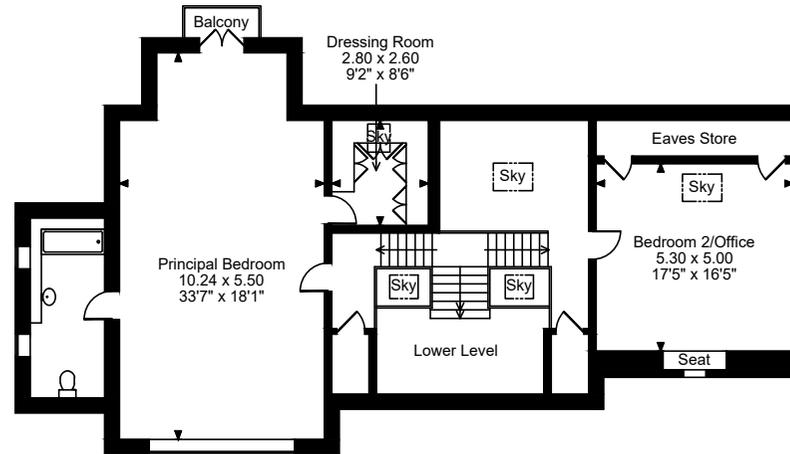
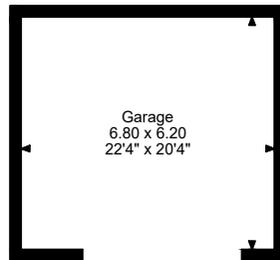
Nidd House, Nidd Bank, Knaresborough
Approximate Gross Internal Area
Main House = 5,641 sq ft / 524 sq m
Garage = 454 sq ft / 42 sq m
Balcony external area = 208 sq ft / 19 sq m
Total = 6,095 sq ft / 566 sq m



Lower Ground Floor



Ground Floor



First 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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