



**THE RIDINGS**

Flaxby, Near Knaresborough

**Carter Jonas**

## THE RIDINGS, YORK ROAD, FLAXBY, HG5 0RP

Knaresborough - 3 miles

Harrogate - 7½ miles

York - 15 miles

A1(M) Junction 47 - 1½ miles

The sale of The Ridings offers a rare opportunity to acquire a stunning family home built just over 2 years ago by a niche local property developer designed using materials and technology reducing its carbon footprint and lowering its energy needs. These include underfloor heating to the ground floor from an air source heat pump augmented by solar panels and there are data and TV points virtually throughout. An internal inspection is essential to fully appreciate this exceptionally well presented property.

Flaxby is an attractive village located some 3 miles to the east of Knaresborough and convenient for access onto the A1(M) providing easy commuting to Yorkshire commercial centres including those of Harrogate, Leeds and York. There is a good range of everyday shopping and recreational amenities in Knaresborough with more extensive facilities in Harrogate or York. Local train stations in Knaresborough or Cattal village provide regular services to York, Harrogate and Leeds.

The Ridings sits on the fringe of the village, enjoying views over open countryside to the front and offers exceptionally well proportioned accommodation which briefly comprises an entrance vestibule opening into an impressive reception hallway with tiled floor and guest cloakroom with WC. There is a large sitting room with feature splay fireplace, exposed beam and log burner and oak flooring. The family/TV room has a feature 'panelled' wall and oak flooring.

**AN IMMACULATELY PRESENTED AND BEAUTIFULLY APPOINTED SUBSTANTIAL MODERN DETACHED 5 BEDROOM FAMILY HOME, OFFERING CONTEMPORARY AND ENERGY EFFICIENT ACCOMMODATION OF JUST OVER 3,200 SQFT AND SITUATED ON THE SOUTHERN EDGE OF THIS POPULAR VILLAGE.**



An outstanding feature of The Ridings is the fabulous open plan family living/dining/kitchen running the full length of the house with log burning stove and sliding and bi-folding doors opening out onto a large flagged sun terrace. The kitchen area has a comprehensive range of quality units with matching central island all in high gloss and complemented by granite preparation surfaces together with a range of integrated appliances. There is also a spacious fitted utility room.

The first floor accommodation is approached off a light and spacious galleried landing with seating area enjoying open views. The large principal bedroom also takes advantage of the views and has a magnificent luxury en suite bath/shower room with underfloor heating. Guest bedroom two has a private en suite shower room. There are then three additional double bedrooms, one presently used as a dressing room, and a luxury house bath/shower room with underfloor heating.

Outside, the property is approached through an electric entrance gate opening into a brick set driveway and forecourt providing parking space for numerous vehicles and in turn leading to an oversized detached double garage with automatic up and over door. The formal gardens lie principally to the rear with large terrace ideal for outside entertaining and adjoining lawned area and private decking area enjoying complete privacy and south facing aspect.



## ADDITIONAL INFORMATION

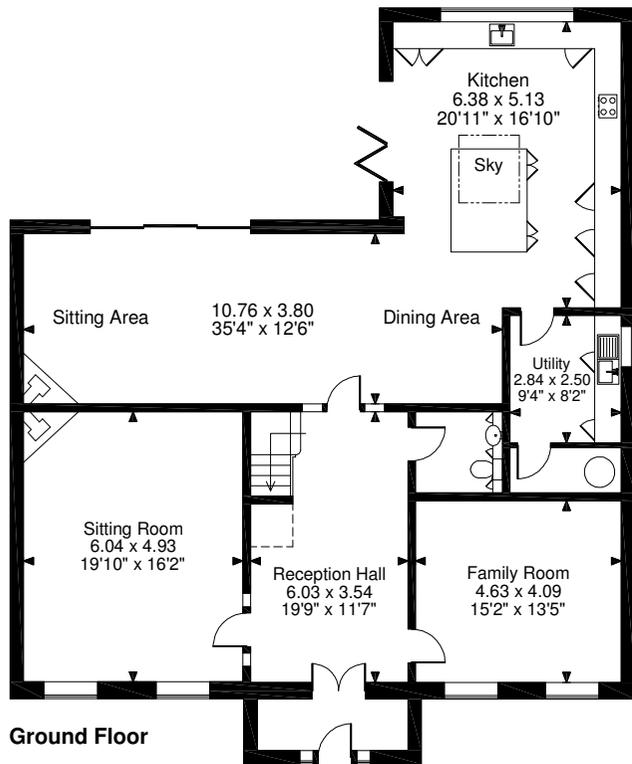
**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Viewings:** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions - HG5 ORP:** Leaving the A1(M) at junction 47 continue west on the A59 towards Knaresborough and Harrogate. Continue across the next roundabout and after approximately ¼ of a mile turn right signposted Flaxby. Upon entering the village, The Ridings is the first property on the right hand side.

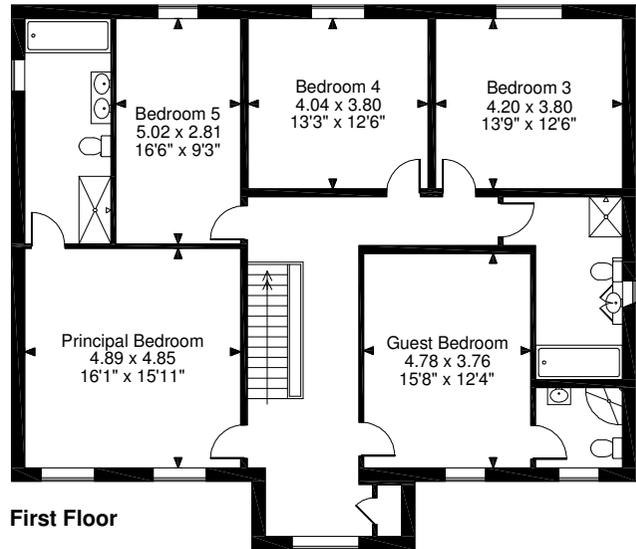
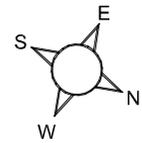






Ground Floor

**The Ridings, Flaxby**  
**Approximate Gross Internal Area**  
**Total = 3,254 sq ft / 302 sq m**



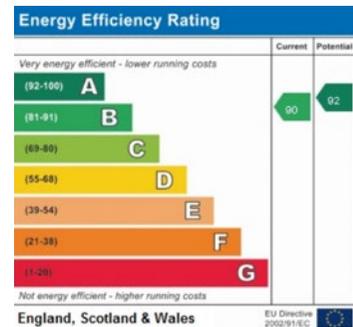
First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ □ Denotes restricted head height

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