

**KENSINGTON COURT
HAMBLETON GROVE
KNARESBOROUGH**

£300,000 - £425,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A unique private development offering very generous living space over three floors in the heart of the market town of Knaresborough.

These new build three and four bedroom homes feature two or more bathrooms, parking and private gardens, all within walking distance of Knaresborough town centre.

Combining classic townhouse styling with the latest in contemporary finish and luxury interiors. Kensington Court is a private road of just 14 homes each with the benefit of off street parking for two cars as well as part-lawn, part-patio rear gardens.

Kensington Court is walking distance from a wide range of high street and independent shops, cafes, restaurants, pubs and bars as well as the excellent primary and secondary schools that make Knaresborough a vibrant community. With quick access to the A1 and Motorway network yet right beside the Yorkshire Dales, the town hosts a weekly market and is famed for its beautiful riverside walks, annual bed race and Old Mother Shipton's Cave.

APPROXIMATE DISTANCES

Town Centre	400 metres
Railway Station	500 metres
Bus Route	100 metres
Airport	15 miles

DIRECTIONS - HG5 0DB

From Knaresborough High Street, heading towards Wetherby, turn left at the traffic lights into Park Row. Follow the road round to the left into Stockwell Road. Turn right into Hambleton Grove where Kensington Court is situated on the left hand side.

TENURE

The tenure of the properties is freehold.

SPECIFICATION

General

Solid Oak Doors throughout
2 Off Road Parking Spaces
Integral Garages to Plots 1, 7, 8 and 14 with electric car charging point
Outside Tap and Double Power socket

Kitchen

Bespoke Shaker style or High Gloss handle-less kitchen.
Silestone worksurfaces and upstands
Neff Double Oven and 4 ring induction hob
Integrated fridge/freezer, Dishwasher and Washer/Dryer
Underslung bowl and half sink with HansGroher extendable mixer tap.
Undercounter Slimline Wine Cooler (Optional extra)
Double doors leading to private patio/garden

Bedrooms

High Quality luxury carpets
TV Point and Virgin Point to Master Bedroom
USB Charger Sockets and ADSL Data Point to master and second bedroom
Bespoke fitted wardrobes (optional extra)

Bathrooms & WCs

Duravit bathroom suite in white with shower over bath
HansGroher taps
Luxury wood effect flooring
Automated infra-red lighting for night time comfort
Electric Shaver point
Moden Concealed cisterns
Luxury Italian tiling

En-suite(s)

White bathroom suite including generous shower cubicle with inset shelf
HansGroher taps mounted away from shower head
Electric Shaver point
Luxury wood effect flooring
Italian tiles in a range of finishes

Living Space

Luxury wood effect flooring to through living area/kitchen diner plots
High Quality luxury carpets to plots with first floor living space
Smart heating controls
Stainless steel sockets and lighting controls to ground floor with USB charge points

Security and heating

Nest Wired Smart Video Doorbell
Intruder Alarm
Award winning Logic Combi Boiler
Smart digital room thermostat with automation and optimization features

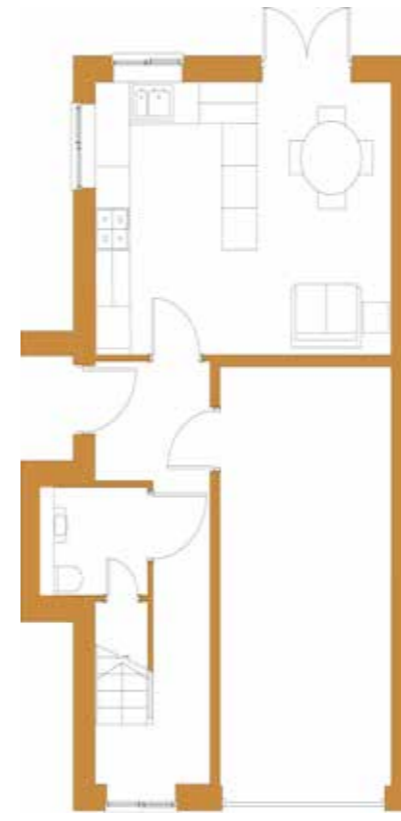
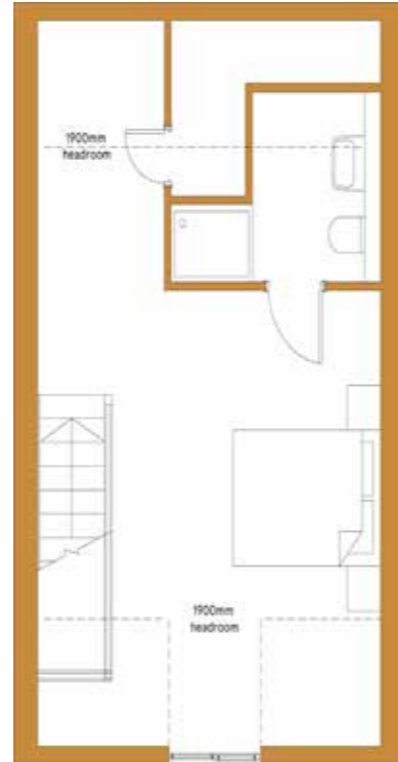
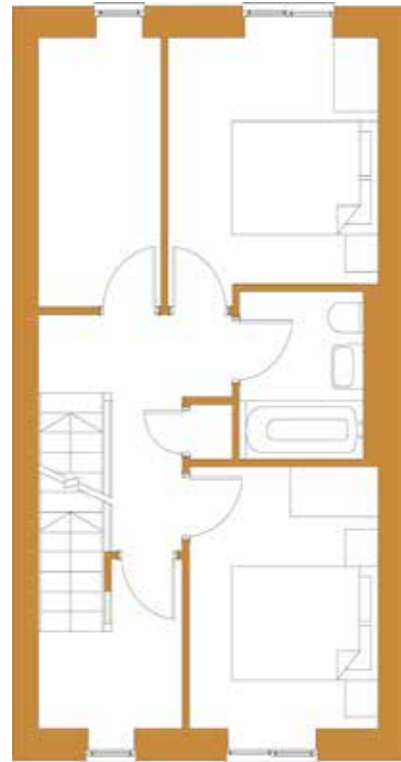
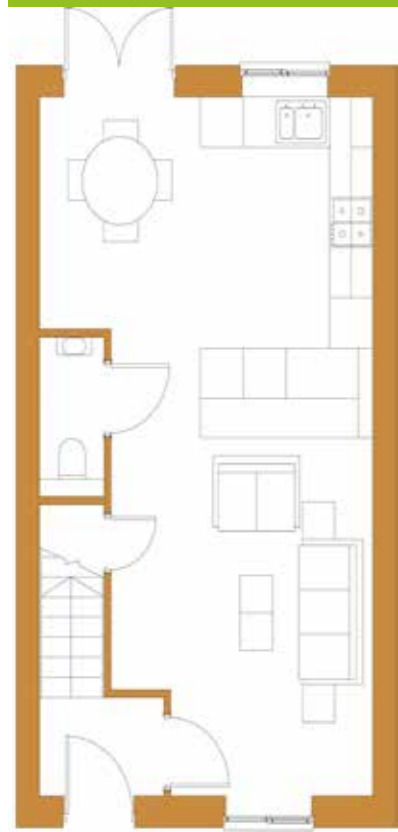
Media

Virgin Ultrafast (100MBPS) ready to Living Room and Master Bedroom
BT line in to each property

Warranty

10 Year Structural Warranty with Premier Guarantee
Product Warranties on appliances and boiler





9 & 11 Kensington Court 10, 12 & 13 (handed)

1 & 14 Kensington Court

GROUND FLOOR

Entrance Hall
Cloakroom with wc
Living/Dining/Kitchen

FIRST FLOOR

Landing
Bedroom Two 9'6" x 9'2"
Bedroom Three 10'2" x 8'6"
Study 10'5" x 5'6"
House Bathroom 6'6" x 6'2"

SECOND FLOOR

Landing
Master Bedroom 15'1" x 14'9"
En-suite Shower Room 7'2" x 5'6"
Store

GROUND FLOOR

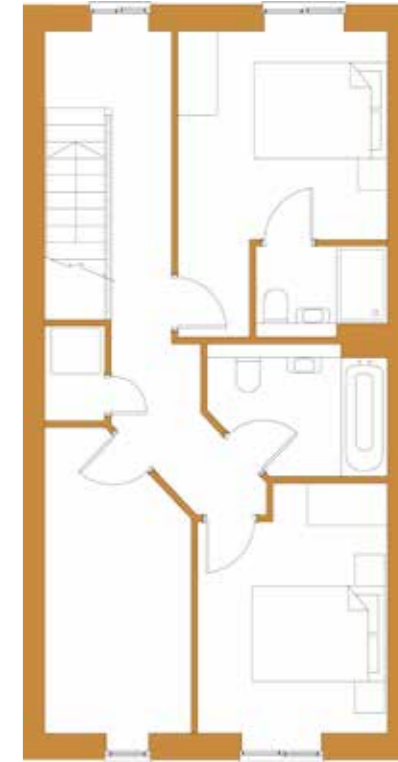
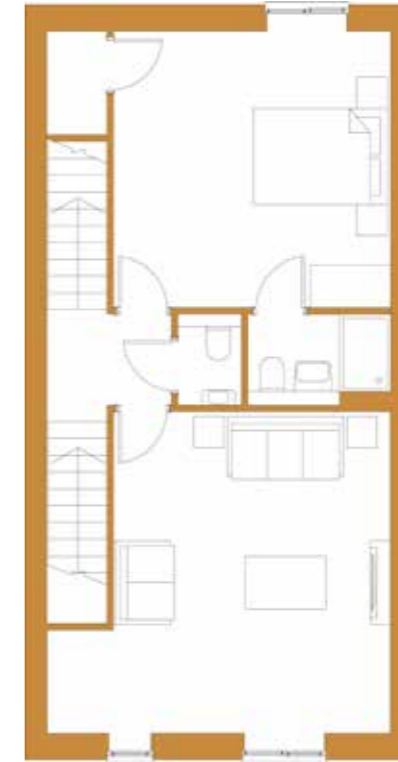
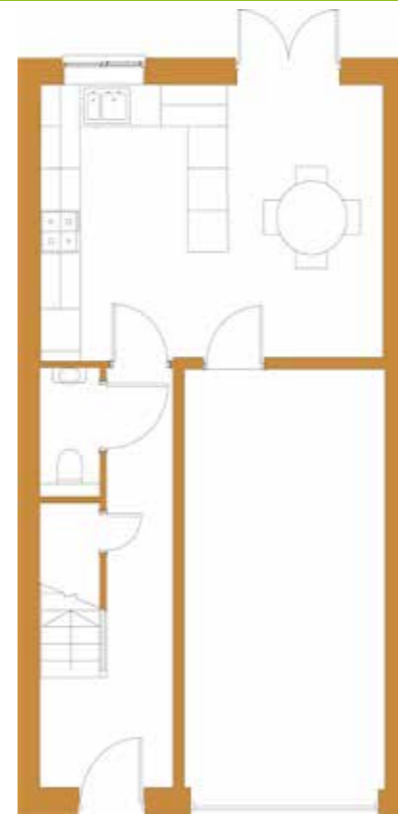
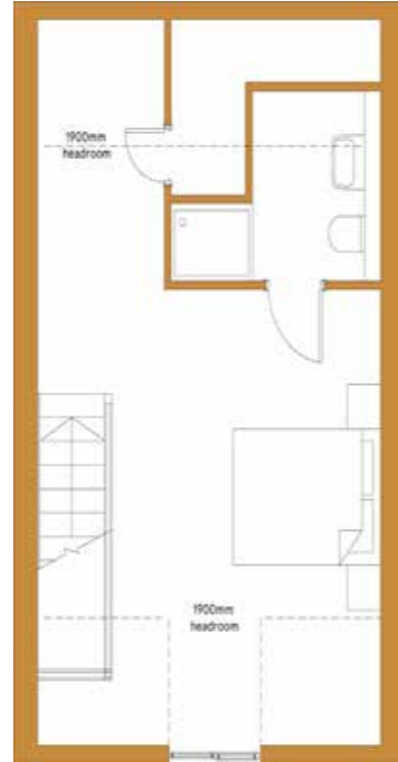
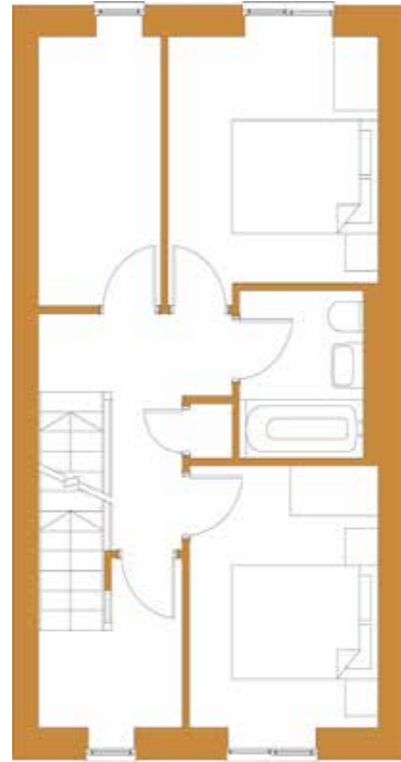
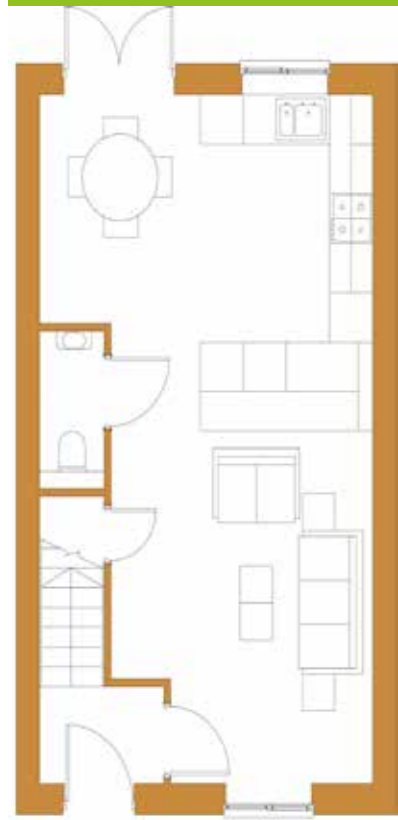
Entrance Hall
Cloakroom with wc 5'10" x 4'11"
Breakfast Kitchen 16'8" x 12'5"
Integral Garage 19'8" x 9'10"

FIRST FLOOR

Landing
Living Room 15'8" x 13'5"
Master Bedroom 13'5" x 8'10" plus 7'6" x 3'7"
En-suite Dressing Area 7'6" x 4'11"
En-suite Shower Room 7'6" x 4'3"

SECOND FLOOR

Landing
Bedroom Two 10'2" x 9'6"
En-suite Shower Room 6'2" x 4'3"
Bedroom Three 10'9" x 10'2"
Bedroom Four/Study 19'8" max x 9'2" max
House Bathroom 6'2" x 5'10"



2, 4 & 5 Kensington Court 3 & 6 (handed)

7 & 8 Kensington Court

GROUND FLOOR

Entrance Hall
Cloakroom with wc
Living/Dining/Kitchen

FIRST FLOOR

Landing
Bedroom Two
Bedroom Three
Study
House Bathroom

SECOND FLOOR

Landing
Master Bedroom
En-suite Shower Room
Store

6'2" x 2'11"
27'2" x 15'1"
9'6" x 9'2"
10'2" x 8'6"
10'5" x 5'6"
6'6" x 6'2"

15'1" x 14'9"
7'2" x 5'6"

GROUND FLOOR

Entrance Hall
Cloakroom with wc
Breakfast Kitchen
Integral Garage

FIRST FLOOR

Landing
Living Room
Master Bedroom
En-suite Shower Room
Separate wc

5'10" x 2'11"
16'8" x 12'5"
19'4" x 9'10"
15'1" x 13'5"
13'5" x 12'9"
6'10" x 4'3"
4'3" x 2'11"

SECOND FLOOR

Landing
Bedroom Two
Bedroom Three
Study
House Bathroom

11'9" x 9'2"
10'2" x 9'6"
14'1" x 7'2"
8'10" x 6'2"