



Briggate, Knaresborough HG5 8BQ

welcome to

Briggate, Knaresborough

An attractive and characterful three bed terraced house offering well-presented accommodation throughout together with a delightful rear garden with views across the adjoining field, situated within this sought after and convenient near town centre location.



Briggate

A fantastic opportunity to purchase an attractive period terraced house situated in this most convenient location just a few minutes' walk from the historic Market Square of Knaresborough. With accommodation set over four floors, this attractive, characterful and well presented property briefly comprises; two reception rooms, kitchen, three bedrooms and bathroom. Externally the house benefits from having a garden to the rear which is not over looked.

Situated in this sought after residential location within walking distance of the town centre, shopping, recreational and schooling facilities within this popular market town which has a railway station with mainline links. It is also just a short walk from Abbey Road and Waterside where delightful walks can be enjoyed along the Nidd Gorge. The southern bypass and the A1(M) are also convenient and provide access to the principal commercial centres of North and West Yorkshire including Leeds, Bradford, Harrogate and York. An early viewing is recommended to appreciate this individual property.

Lower Ground Floor

Reception Room

11' 10" x 11' 4" (3.61m x 3.45m)

Having two useful storage cupboards, a radiator and window to the front elevation.

Ground Floor

Lounge

14' 7" x 13' 10" (4.45m x 4.22m)

The front entry door opens in to the lounge, which has a feature fireplace with gas fire, and a double glazed window to the front elevation. A staircase descends to the lower ground floor and a second staircase rises to the first floor.

First Floor Landing

Stairs rise from the ground floor up to the first floor landing.

Kitchen

10' 10" x 8' 9" (3.30m x 2.67m)

Fitted with a range of wall and base units with complimentary work surfaces over which incorporates a stainless steel sink and drainer unit with mixer tap. Split level cooking comprises; electric oven with gas hob over and cooker hood above. Integrated microwave, fridge freezer and plumbing for washing machine. Window to the rear elevation and a door leads out to the rear garden.

Bathroom

Fitted with a white three piece suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc. Part tiling to walls and window to the rear elevation.

Bedroom Two

8' 7" x 14' 9" (2.62m x 4.50m)

A double bedroom with built in wardrobe, a feature cast iron fireplace and a window to the front elevation.

Bedroom Three

8' x 5' 8" (2.44m x 1.73m)

A single bedroom with a window to the front elevation.

Second Floor

Stairs rise from the first floor landing up to the second floor.

Bedroom One

15' 1" x 14' 1" (4.60m x 4.29m)

A good sized double bedroom with exposed beams and windows to the front and rear elevation.

Rear Garden

To the rear of the property there is a delightful enclosed garden which offers open views across the adjoining field. The garden benefits from having a decking area, a lawn and pond as well as a shed.



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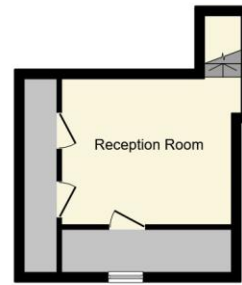


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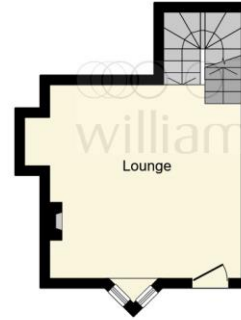
Brigate, Knaresborough

- A Well-Presented Terraced House
- Three Bedrooms
- Two Reception Rooms
- Delightful Open View To The Rear
- Popular & Convenient Location

Tenure: Freehold EPC Rating: D



Lower Ground Floor



Ground Floor



First Floor



Second Floor

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG106956 - 0002

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william h brown



01423 502282



harrogate@williambrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williambrown.co.uk