



45 Briggate, Knaresborough, North Yorkshire, HG5 8BQ

£225,000

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An attractive period town house situated in this most convenient location, just a few minutes' walk from the historic Market Square of Knaresborough.

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The property, which is understood to date from approximately 1800, provides well-presented and characterful accommodation with a sitting room, bespoke kitchen, useful additional reception room on the lower ground floor, two bedrooms and a modern shower room. The property also has the benefit of a good-sized garden with well-stocked borders, paved sitting areas and useful garden shed.

The property is situated in a delightful position with an attractive private aspect to the rear over the adjoining fields and is just a stone's throw from historic town centre.





## **GROUND FLOOR**

### **SITTING ROOM**

A reception room with sitting and dining space. Attractive fireplace with open fire.

### **KITCHEN**

With a range of bespoke fitted units with worktop and sink. Space and plumbing for appliances. New combi boiler installed in 2022.

## **LOWER GROUND FLOOR**

### **OFFICE / SNUG**

Further reception room office with fitted storage and fireplace.



## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom benefitting from a fitted wardrobe with cupboard above and attractive ornamental fireplace.

### **BEDROOM 2**

A further bedroom.

### **SHOWER ROOM**

A white suite comprising WC, washbasin and shower. Heated towel rail. Fitted cupboard.



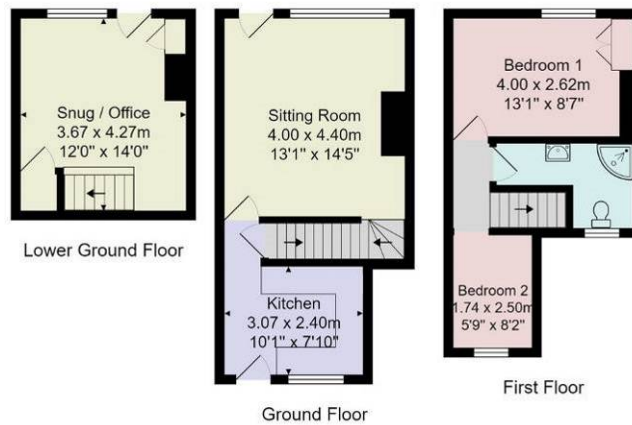
## **OUTSIDE**

There is an attractive and good-sized garden, with south-facing aspect and a delightful outlook over the adjoining fields, well-stocked planted borders and paved sitting areas. Useful timber garden shed. On-street parking.

**Tenure - Freehold**

**Council Tax Band - B**





Total Area: 68.2 m<sup>2</sup> ... 735 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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