



2 Hambleton Grove, Knaresborough, North Yorkshire, HG5 0DB

£275,000

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An attractive stone-built four-bedroom semi-detached house with parking and garden, situated in this convenient location within walking distance of Knaresborough town centre.

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The property now offers buyers the opportunity to update and modernise the accommodation to suit their individual requirements and offers spacious accommodation over three floors. On the ground floor there are two good-sized reception rooms and kitchen, together with four bedrooms on the upper floors, and a bathroom. A driveway provides parking and there is a good-sized enclosed garden to the rear with useful timber garden storage sheds.

The property is situated in this convenient location within walking distance of Knaresborough town centre and well served by an excellent range of local amenities, including schools, shops and transport links. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room bay window and fireplace with electric fire.

### **DINING ROOM**

A further good-sized reception room with fitted cabinets.

### **WC**

A useful downstairs WC accessed from the dining room.

### **KITCHEN**

With a range of fitted units, gas hob, integrated oven and fridge / freezer.

## **FIRST FLOOR BEDROOMS**

There are two double bedrooms on the first floor, with the main bedroom having fitted wardrobes.

### **BATHROOM**

With WC, washbasin and bath with shower.

## **SECOND FLOOR BEDROOMS**

There are two further good-sized bedrooms on the second floor.

### **OUTSIDE**

A driveway provides parking to the front of the property. To the rear there is a good-sized paved garden with timber garden sheds providing useful storage.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 116.9 m<sup>2</sup> ... 1259 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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