



7 Briggate, Knaresborough, North Yorkshire, HG5 8BQ

£199,000

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A fantastic opportunity to purchase an attractive period townhouse situated in this most convenient location just a few minutes' walk from the historic market Square of Knaresborough. A house has stood on this site since the 1600s.

The property provides spacious accommodation over four levels and now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. On the ground floor there are two reception rooms plus the kitchen and upstairs there are two double bedrooms and a modern house bathroom. The property also has the advantage of a basement, which currently provides useful storage space with good ceiling height but has huge potential for further development to create additional living space.

The property is situated in a super position just a stone's throw from the historic town centre. An early viewing is recommended to appreciate this individual property.





GROUND FLOOR

LOUNGE

A good-sized reception room with attractive fireplace with open fire and window to front.

DINING ROOM

A further reception room with windows to side.

KITCHEN

With a range of wall and base units with space for cooker and appliances. Window to rear.

LOWER GROUND FLOOR

BASEMENT

Stairs lead to the basement which currently provides excellent storage space, but has huge potential for further development to create additional living space.

FIRST FLOOR

BEDROOM 1

A double bedroom with fitted wardrobes and window to front.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit and bath with shower above. Heated towel rail and window to rear.

SECOND FLOOR

BEDROOM 2

A further double bedroom with vaulted ceiling with exposed beams and window to side.

OUTSIDE

Courtyard to rear.

Tenure - Freehold

Council Tax Band - C



Total Area: 97.9 m² ... 1054 ft²

All measurements are approximate and for display purposes only.
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