



122 High Street, Knaresborough, North Yorkshire, HG5 0HN

**£400,000**

Offers Over



# 122 High Street, Knaresborough, North Yorkshire, HG5 0HN

---

A fantastic opportunity to purchase this attractive period townhouse with a good sized garden, situated in this delightful town centre position.

---

This charming Grade II listed property provides impressive accommodation with attractive original features. On the ground floor there are two reception rooms with attractive original, fireplaces and high ceilings, the dining room has an original stone flagged floor.

There is also a well equipped fitted kitchen. Upstairs, there are four bedrooms, including the main bedroom on the top floor with ensuite bathroom, and family bathroom. There's also useful basement providing useful storage space and utility area. An unusual feature of this property is the very good sized and attractive garden, given its central location. The garden has lawn, well-stocked, planted borders, summerhouse and sitting areas.

The property is located within a few minutes walk of the Railway Station with regular train services through to York and Leeds and national network. There is also access to the market town square with an excellent range of amenities, including shops, bars, restaurants and the waterfront. Offered for sale with no onward chain.

## **GROUND FLOOR**

### **SITTING ROOM**

With sash window to front with secondary glazing. Fitted shelving and cabinets. Attractive fireplace with open fire.







## **DINING ROOM**

A further reception room with original stone flooring and fireplace with open fire.

## **KITCHEN**

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

## **LOWER GROUND FLOOR**

### **BASEMENT ROOMS**

There are useful basement rooms on the lower ground floor providing excellent storage space including utility area with space and plumbing for appliances, original range and washtub.

## **FIRST FLOOR**

### **BEDROOM 2**

A double bedroom with feature fireplace and sash window to rear.

### **BEDROOM 3**

A further reception room or bedroom with original fireplace and sash window to front with secondary glazing.

### **BEDROOM 4**

A further bedroom.

## **BATHROOM**

White suite with WC, basin and bath with shower above.

## **SECOND FLOOR**

### **BEDROOM 1**

A large double bedroom with walk-in wardrobe and access to eaves storage space.

## **ENSUITE**

A white suite comprising WC, basin and bath.

## **OUTSIDE**

A large garden with lawn, patio and well-stocked planted borders. Summer house and garden shed.

There is informal parking in the immediate area e.g. opposite for evenings and weekends, and all day free on-street parking round the corner on Boroughbridge Road. There is also 1 paid for car parking space 24hr x 7days at Knaresborough Kitchens, which would be available for new owners to take on if desired.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 198.1 m<sup>2</sup> ... 2133 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

**Verity Frearson**

26 Albert Street, Harrogate, North  
 Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

