



10 Netheredge Close, Knaresborough, North Yorkshire, HG5 9BZ

£350,000

Offers Over

## 10 Netheredge Close, Knaresborough, North Yorkshire, HG5 9BZ

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A fantastic opportunity to purchase a three-bedroom detached property occupying a particularly generous plot and situated in a desirable location close to Knaresborough and surrounded by beautiful open countryside.

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The property now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements and has potential to be extended, subject to obtaining the necessary permissions. A particular feature of this property is the large plot, with good-sized and attractive gardens to the rear as well as a drive providing parking and detached single garage.

The property is situated in a desirable location just off Lands Lane, close to the desirable town of Knaresborough, surrounded by beautiful open countryside and on the edge of the beautiful Nidd Gorge. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **RECEPTION HALL**

### **SITTING ROOM**

A spacious reception room with bay window and fireplace.

### **DINING ROOM**

A further reception room with glazed doors leading to a conservatory.

### **CONSERVATORY**

Providing a further sitting area with windows overlooking the garden.

### **KITCHEN**

With a range of fitted units and space for appliances.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms on the first floor.

### **BATHROOM**

With bath with shower above, washbasin and fitted covered.

### **SEPARATE WC**

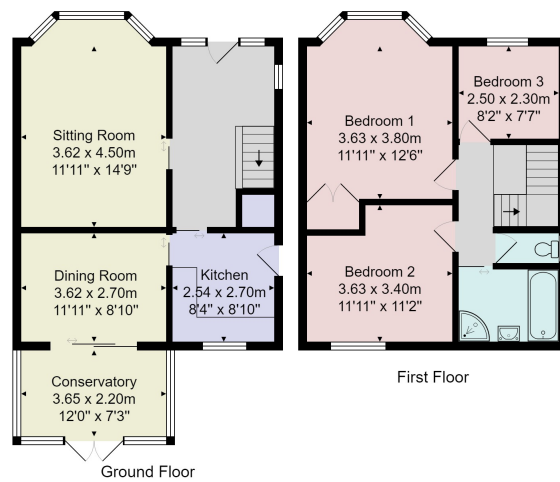
### **OUTSIDE**

A drive provides parking and leads to a large garage. To the rear of the property, there is a large and attractive garden with lawn, well-stocked planted borders and greenhouse.

**Tenure** - Freehold

**Council Tax Band** - F





Total Area: 104.2 m<sup>2</sup> ... 1121 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk