



7 Hambleton Terrace, Knaresborough, North Yorkshire, HG5 0DD

**£290,000**



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An attractive stone-built middle-of-terrace house with four bedrooms and enclosed garden, situated in this convenient location within walking distance of Knaresborough town centre.

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The property has been fully updated and modernised in recent years to now provide modern and stylish accommodation, appointed to a high standard. On the ground floor, there is a spacious sitting room with a wood-burning stove, together with a modern fitted kitchen. Upstairs, there are four good-sized bedrooms and a bathroom. There is also a useful lower-ground-floor utility room, and attractive gardens to the front and rear.

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.





## GROUND FLOOR ENTRANCE HALL

### SITTING ROOM

A porch leads to a spacious reception room with wood-burning stove and wood panelled wall.

### KITCHEN

With a range of stylish fitted units with point for range cooker, integrated fridge and dishwasher. Under stairs cupboard. Door leads to the garden.

## FIRST FLOOR

### BEDROOMS

There are two good-sized bedrooms on the first floor. The main bedroom is a large double with a bay window.

### BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

## SECOND FLOOR

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

## LOWER GROUND FLOOR

### UTILITY ROOM

Accessed from the garden, there is useful storage space with space and plumbing for washing machine and tumble dryer with fitted units.

## OUTSIDE

There is an attractive enclosed paved courtyard garden to the rear providing entertaining space. Further garden to front with artificial grass and decked sitting area.

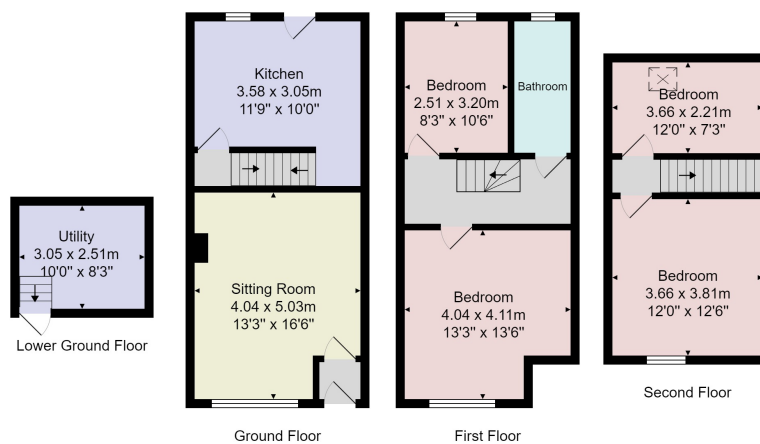
## AGENTS NOTE

The property has planning permission to erect a rear extension to provide additional living space(approved August 2023). Further details available on request.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 106.9 m<sup>2</sup> ... 1151 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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