



4 St. Johns Court, Knaresborough, HG5 0FA

**£339,950**



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A spacious and beautifully presented three bedroomed modern townhouse, in this quiet position close to the heart of Knaresborough town centre.

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This modern property provides spacious and stylish accommodation arranged over three levels. On the ground floor there is a dining kitchen together with large sitting room with glazed bi-folding doors leading to the garden. Upstairs there are three good sized bedrooms, a modern bathroom and ensuite shower room. There is an attractive rear garden enjoying a south facing aspect with lawn and decked sitting area and a substantial garden office. The property also has the benefit of two allocated parking spaces and solar panels.

The property forms part of this modern development of townhouses, situated this delightful quiet position within the heart of Knaresborough town centre with a range of excellent amenities with an easy walking distance.





## Ground Floor

### Sitting Room

A spacious reception room with glazed bi-folding doors leading to the garden.

### Cloakroom

With WC and basin.

### Dining Kitchen

With space for dining table. The kitchen comprises a range of modern units with gas hob, oven, microwave, fridge freezer, washing machine and dishwasher.

## First Floor

### Bedroom 2

A double bedroom with fitted wardrobes.

### Bedroom 3

A further good sized bedroom

### Bathroom

A white modern suite comprising WC, basin, bath and shower. Tiled walls on floor. Underfloor heating.

## Second Floor

### Bedroom 1

A double bedroom with fitted wardrobes and drawers.

### Ensuite

A white modern suite comprising WC, basin, shower and heated towel rail. Tiled walls on floor. Underfloor heating.

## Outside

To the rear of the property, there is an attractive garden with lawn and decked sitting area enjoying a south facing aspect.

The property has the benefit of two allocated parking spaces.

The property also has the benefit of a garden office and store providing a fully insulated garden room/office with light and power and glazed doors overlooking the garden.

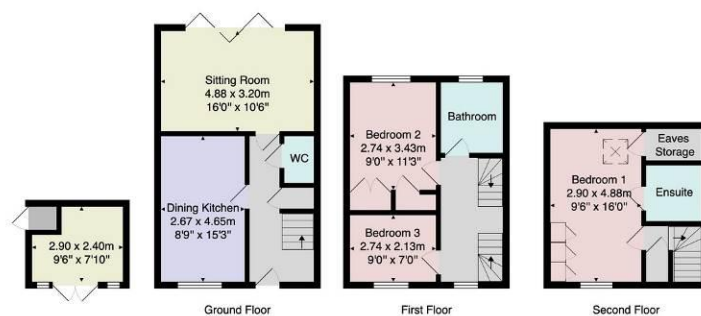
## Agents Note

The property has the benefit of solar panels, which provides income from the feed in tariff and reduced energy bills.

The property has the benefit of an air filtration system.

## Tenure - Freehold





Total Area: 100.8 m<sup>2</sup> ... 1085 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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