



Pickle Cottage, 64 Briggate, Knaresborough, HG5 8BH

£240,000

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An attractive two bedroomed middle of terrace property with enclosed courtyard garden, situated in this most convenient location, just a few minutes walk from historic Market Square of Knaresborough.

The property provides well presented and characterful accommodation with a sitting room, kitchen, two bedrooms and a modern bathroom. The property also has the benefit of a good sized enclosed courtyard garden providing an excellent outdoor entertaining space.

The property is situated in a delightful position just a stones throw from the historic town centre.





SITTING ROOM

A reception room with rustic brick feature fireplace and fitted cupboard.

KITCHEN

With a range of fitted wall and base units with Everhot* electric cooker, washing machine and fridge. Understairs built in cupboard.

FIRST FLOOR

BEDROOM 1

A double bedroom with ornamental fireplace.

BATHROOM

A white suite comprising WC, basin and bath with shower above.

SECOND FLOOR

BEDROOM

A further double bedroom.

OUTSIDE

To the rear of the property is an attractive enclosed walled garden which also has access to Union Street and provides a charming entertaining space.

Tenure - Freehold

Council Tax Band - C

AGENTS NOTE

*Everhot Range Cooker, and some items of furniture can be available by separate negotiation.





Total Area: 74.3 m² ... 800 ft²

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.

Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc.co.uk		