



Grange Farm, Moor Lane, Arkendale, Knaresborough, HG5 0QT

£399,950

Guide Price

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A charming three-bedroom semi-detached cottage with parking and attractive garden, situated in this delightful position within the heart of the popular village of Arkendale.

This super property boasts original character and charm but has been newly refurbished and modernised to a high standard with high-quality modern fittings throughout. On the ground floor there is a stunning modern kitchen with quality fitted units, integrated appliances and granite worktops. There is also a spacious open plan sitting and dining room with wood-burning stove and patio doors leading to the garden and a downstairs WC. On the upper two floors there are three double bedrooms, a dressing room, a modern shower room and en-suite bathroom.

The property is situated in the heart of this desirable village conveniently located between Knaresborough and Boroughbridge with a pub and village hall, plus further amenities just a short drive away in Knaresborough. The location also provides easy access to the A1(M). Offered for sale with no onward chain.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM / DINING ROOM

A spacious reception room with space for sitting and dining areas. Wood-burning stove and feature lighting. Glazed patio doors lead to the front garden.

KITCHEN

A stylish, newly fitted, modern kitchen with granite worktops. Integrated fridge / freezer and dishwasher. Range cooker. Space and plumbing for washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

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

SHOWER ROOM

A modern white suite comprising WC, washbasin and shower. Heated towel rail. Tiled walls.

SECOND FLOOR

BEDROOM

There is a large double bedroom on the top floor with dressing room and en-suite.

EN-SUITE BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, bath and shower.

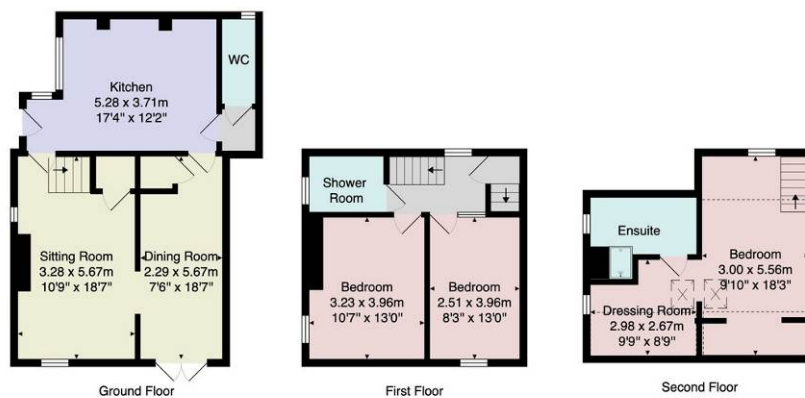
OUTSIDE

There is an attractive front garden providing an excellent outdoor entertaining space. The property has the benefit of off-road parking for two vehicles, situated at the rear of the building.

Tenure - Freehold

Council Tax Band - E





Total Area: 118.6 m² ... 1277 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.
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Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

