



Flat 1 Woodlands, Stang Lane, Farnham, Knaresborough, HG5 9JD

**£240,000**



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Situated in a quiet village location and surrounded by beautiful open countryside, this well-presented ground-floor apartment offers spacious and comfortable living with the added benefit of a private entrance, garden and garage

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The accommodation includes kitchen, a generous sitting room with glazed doors leading to a light-filled conservatory, two double bedrooms, and modern bathroom suite.

Outside, the property enjoys a good-sized private garden with lawn and patio, as well as a timber garden shed, single garage, and parking space. Perfectly combining the tranquillity of rural living with well-appointed interiors, this property offers an ideal retreat in a peaceful setting.





## **GROUND FLOOR ENTRANCE HALL**

### **KITCHEN**

A fitted kitchen comprising a range of wall and base units with electric hob, integrated oven and space for appliances.

### **SITTING ROOM**

A spacious reception room with glazed doors leading to a conservatory. Fitted cupboard.

### **CONSERVATORY**

Providing a further sitting or dining area with windows and glazed doors overlooking the garden.

### **BATHROOM**

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

### **BEDROOM 1**

A double bedroom with window overlooking the garden.

### **BEDROOM 2**

A further double bedroom.

### **OUTSIDE**

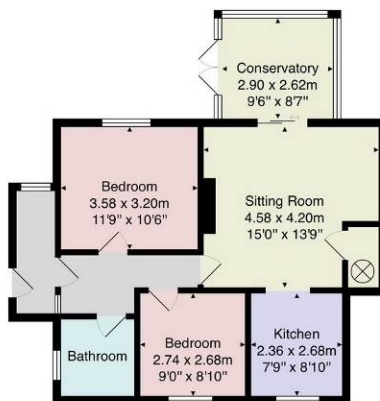
The property benefits from a good-sized garden with lawn and patio. Timber garden shed. There is a single garage and a parking space.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 67.8 m<sup>2</sup> ... 730 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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