



23 Birkdale Avenue, Knaresborough, North Yorkshire, HG5 0LS

£389,950

23 Birkdale Avenue, Knaresborough, North Yorkshire, HG5

A spacious four-bedroom detached house enjoying a delightful plot with gardens, garage and driveway, situated in a pleasant cul-de-sac position.

The property has been much loved over the years however some buyers may feel the property requires modernisation, posing an excellent opportunity to create a wonderful family home.

Birkdale Avenue is a quiet cul-de-sac, situated within this popular and well established residential area, well served by local amenities and just a short distance from Knaresborough town centre.





GROUND FLOOR

ENTRANCE HALL

Useful under-stairs cupboard, central heating radiator and stairs to the first floor.

CLOAKROOM

LOUNGE

Window to front elevation, coal-effect gas fire. Central heating radiator.

DINING ROOM

Central heating radiator. Glazed sliding doors through to -

CONSERVATORY

uPVC construction . French doors paved seating area.

KITCHEN

Range of wall and base units . Working surfaces having inset sink and drainer with tiled splashback. Plumbing and spaces for washing machine and tumble dryer. Space for electric oven. Window to side. Access to rear.

FIRST FLOOR

LANDING

With loft hatch. Linen cupboard housing boiler. Window to side.

BEDROOM 1

Wardrobes with sliding mirror-fronted doors. Central heating radiator. Window to front elevation.

BEDROOM 2

window to rear elevation . Central heating radiator.

BEDROOM 3

Window to rear elevation . Central heating radiator.

BEDROOM 4

Window to front elevation . Central heating radiator. Boxing over stairs.

HOUSE BATHROOM

White suite comprising Shower enclosure, low-flush WC, pedestal washbasin. Central heating radiator. Window to rear elevation.

OUTSIDE

The property occupies a delightful plot with driveway to front providing ample offstreet parking and leads to a detached garage . Access gate to the side leads to an enclosed low maintenance rear garden with paved seating areas, artificial grass timber shed with fencing, a mature hedging providing the degree of privacy

Tenure - Freehold

Council Tax Band - E

EPC: D





Total Area: 115.0 m² ... 1238 ft²
 All measurements are approximate and for display purposes only.
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