



31 Littondale Avenue, Knaresborough, North Yorkshire, HG5 0BQ

£260,000

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A very well-presented two-bedroom semi-detached home occupying a generous plot and situated on a quiet residential street, conveniently placed for local amenities and Knaresborough town centre.

This attractive home offers well-proportioned and well-maintained accommodation, ideal for first-time buyers, down-sizers or those seeking a comfortable home in a peaceful yet convenient location.

The property benefits from a modern kitchen, two double bedrooms, ample off-street parking and a particularly appealing garden, together with the valuable addition of a fully insulated garden office.





GROUND FLOOR

The ground-floor accommodation is entered via a porch which leads into a spacious sitting room, featuring a fireplace with living-flame gas fire. To the rear there is a modern dining kitchen fitted with a range of wall and base units, gas hob, integrated oven and fridge, together with space for dining.

FIRST FLOOR

On the first floor there are two good-sized double bedrooms, both well proportioned and well presented. These are served by a modern bathroom, comprising a WC, washbasin set within a vanity unit, and a bath with shower above. There is also access to the loft, providing useful additional storage space.

OUTSIDE

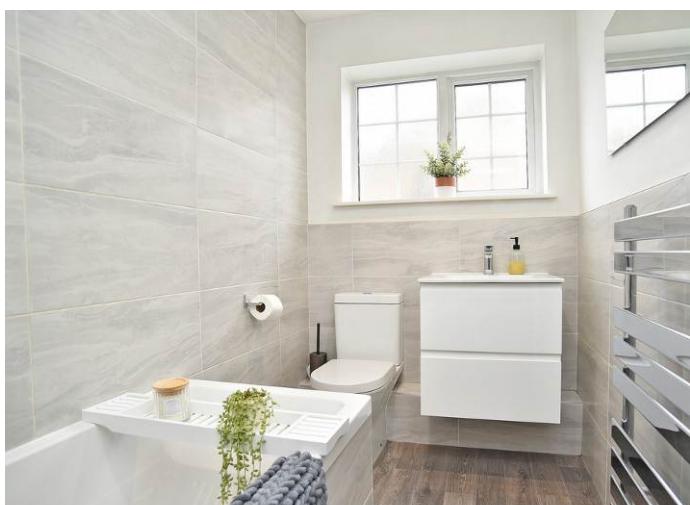
The property occupies a particularly generous plot, with ample off-street parking to the front and access to a carport. To the rear, there is an attractive garden, mainly laid to lawn with a sitting area, providing an excellent outdoor space for relaxation and entertaining. A timber garden shed provides additional storage with power.

GARDEN OFFICE

A particular feature of the property is the large, fully insulated garden office, complete with light and power, offering an ideal work-from-home space, studio or hobby room.

Tenure - Freehold

Council Tax Band - C





Ground Floor

Total Area: 78.4 m² ... 843 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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