



VERITY
FREARSON

3 YORK LANE, KNARESBOROUGH, HG5 0JA

GUIDE PRICE £525,000

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Knaresborough, HG5 0AJ

A substantial three-bedroom detached bungalow occupying a generous plot with attractive gardens, situated in a quiet position conveniently located close to Knaresborough town centre.

This excellent bungalow offers well-presented accommodation with generous and flexible living space. The accommodation currently comprises two good-sized reception rooms, a dining kitchen and conservatory extension. There are two ground-floor bedrooms together with a modern shower room, and stairs lead to an additional bedroom on the first floor. Outside, the property occupies a particularly generous plot with attractive gardens surrounding the property, and there is a driveway providing parking and access to a detached garage and store.

The property is situated in a quiet position just a short walk from the centre of the popular market town of Knaresborough, which offers an excellent range of amenities. Offered for sale with no onward chain.



2 Reception Rooms · Conservatory · Dining Kitchen

2 Bedrooms · Bathroom · Attic Room

Off-Road Parking · Large Detached Garage With Loft Storage · Well-Maintained Gardens







ACCOMMODATION

GROUND FLOOR **ENTRANCE HALL**

SITTING ROOM

A large reception room with window and glazed doors overlooking the garden.

DINING KITCHEN

Fitted with a range of wall and base units, electric hob, integrated double ovens, fridge and dishwasher. Space for dining area. Glazed doors lead to the conservatory.

CONSERVATORY

Providing a further sitting area with windows and glazed door overlooking the garden.

LIVING ROOM

A further reception room with bay window and fireplace.

BEDROOM 1

A double bedroom with bay window and fitted wardrobes.

BEDROOM 2

A further good-sized bedroom with fitted wardrobes and drawers.

BATHROOM

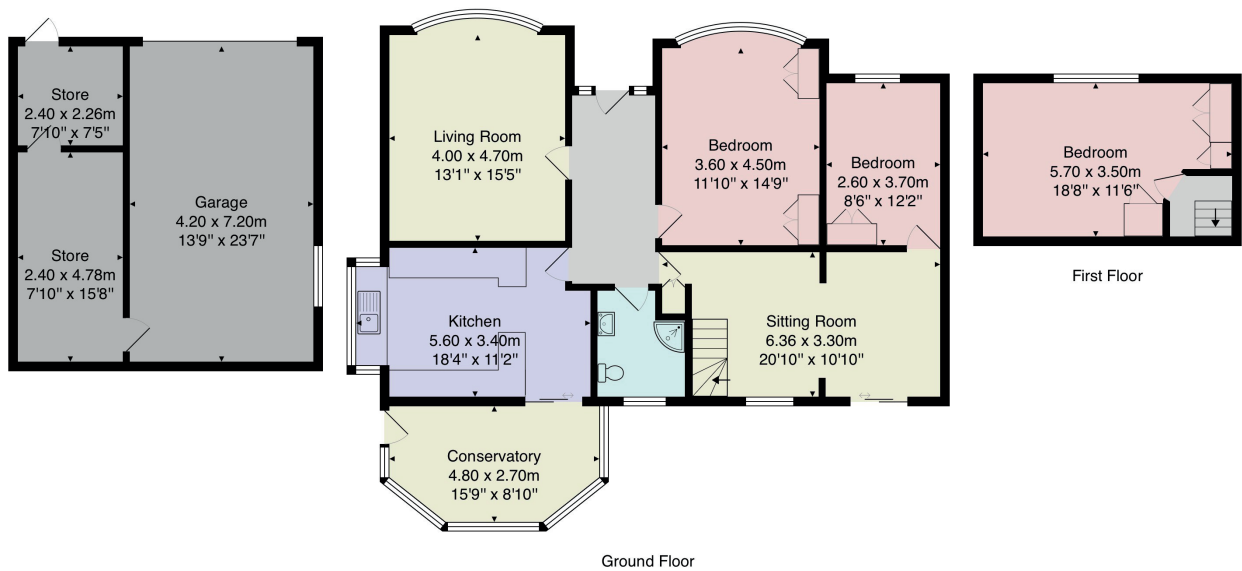
A white suite comprising WC, washbasin set within a vanity unit and shower. Tiled walls and floor. Heated towel rail.

FIRST FLOOR

ATTIC ROOM

A further good-sized bedroom with washbasin and fitted wardrobes.

FLOOR PLAN



Total Area: 132.3 m² ... 1424 ft² (excluding store, garage)
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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Outside

The property occupies a particularly generous plot with attractive and well-maintained gardens to the front and rear, including lawn, mature planting borders and a paved sitting area. A driveway provides ample parking and leads to a substantial detached garage with attached store. Useful loft space above the garage provides additional storage.

Services

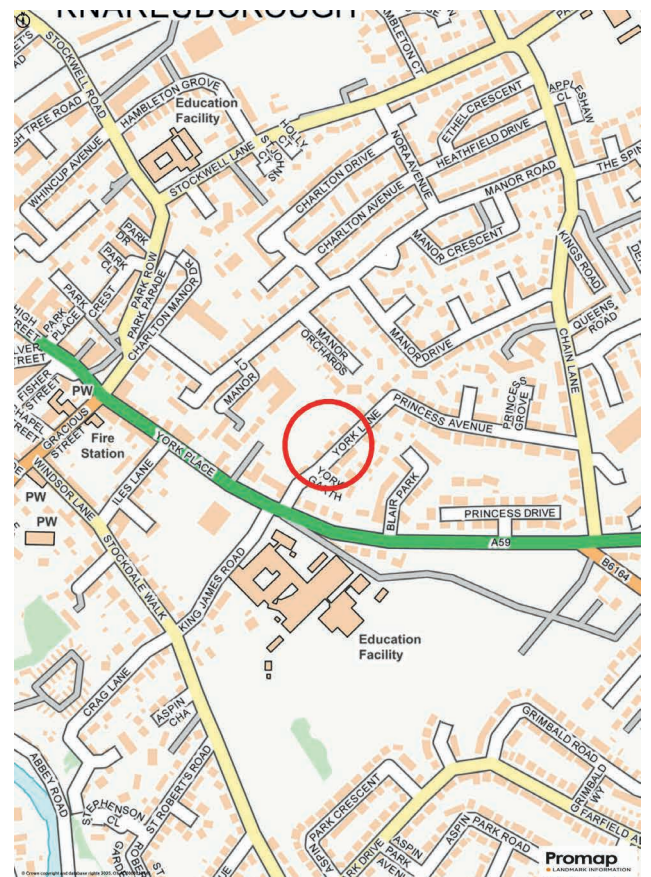
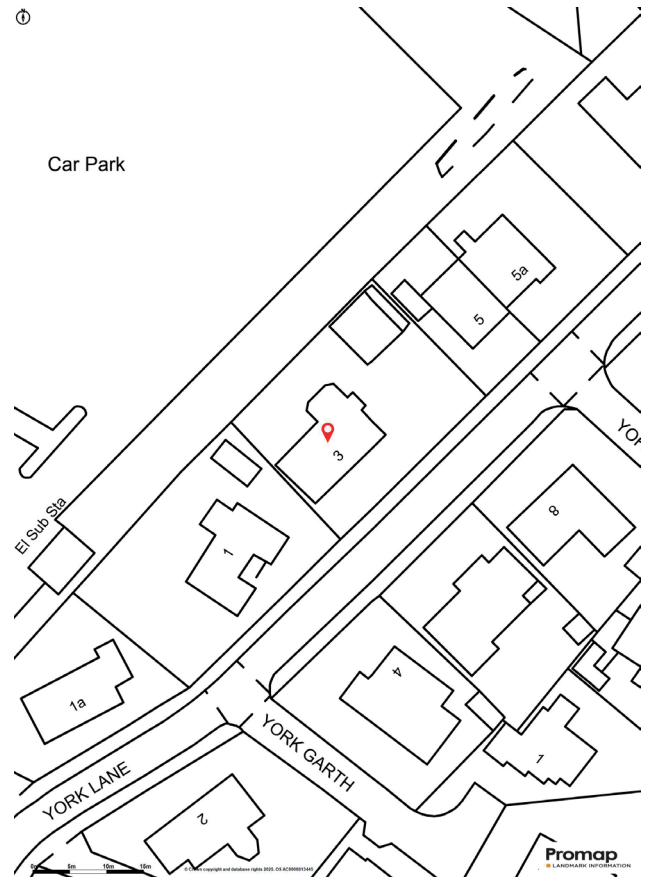
All mains services connected.

Tenure

Freehold

Council Tax Band - E

EPC - C



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