



43 Greengate Lane
Knaresborough

WINDSOR COURT
PROPERTIES



Property

43 Greengate Lane
Knaresborough
HG5 9EL



GUIDE PRICE £450,000

The property also has scope for extending and various examples of the possibilities can be seen from neighbouring properties.

Entering into the property you are met by a large and comfortable entrance hall with stylish chevron feature flooring. This leads off to a cosy living area which has a door leading to the large garden and sun terrace.

The kitchen is an equipped with all the essentials one would expect and there is a further laundry/utility room. The kitchen itself opens onto the large dining room, offering possibilities for potentially making both rooms come together/open plan and having a huge kitchen diner. The dining room looks onto the south facing garden which floods in light throughout the day.

Upstairs are 2 very large double bedrooms and a medium sized third room currently used as an office area. The loft has been boarded for additional storage but is not a living space.

The garden is a fabulous size, rare these days with so many postage stamp gardens and would be a wonderful entertaining place or safe children play area. A garage completes this property which has been priced very sensibly.

The discerning buyers would easily be able to place their own stamp on this property with some basic decoration and upgrades and at this price extending could be an option for a larger family which should effort.

A spacious detached 3 bedroom home in the sought after village of scriven close to the pretty market town of Knaresborough.

TENURE

Freehold.

FIXTURES AND FITTINGS

Are to be negotiated separately.

SERVICES

All mains services are connected.

RATING AUTHORITY

Harrogate Borough Council.

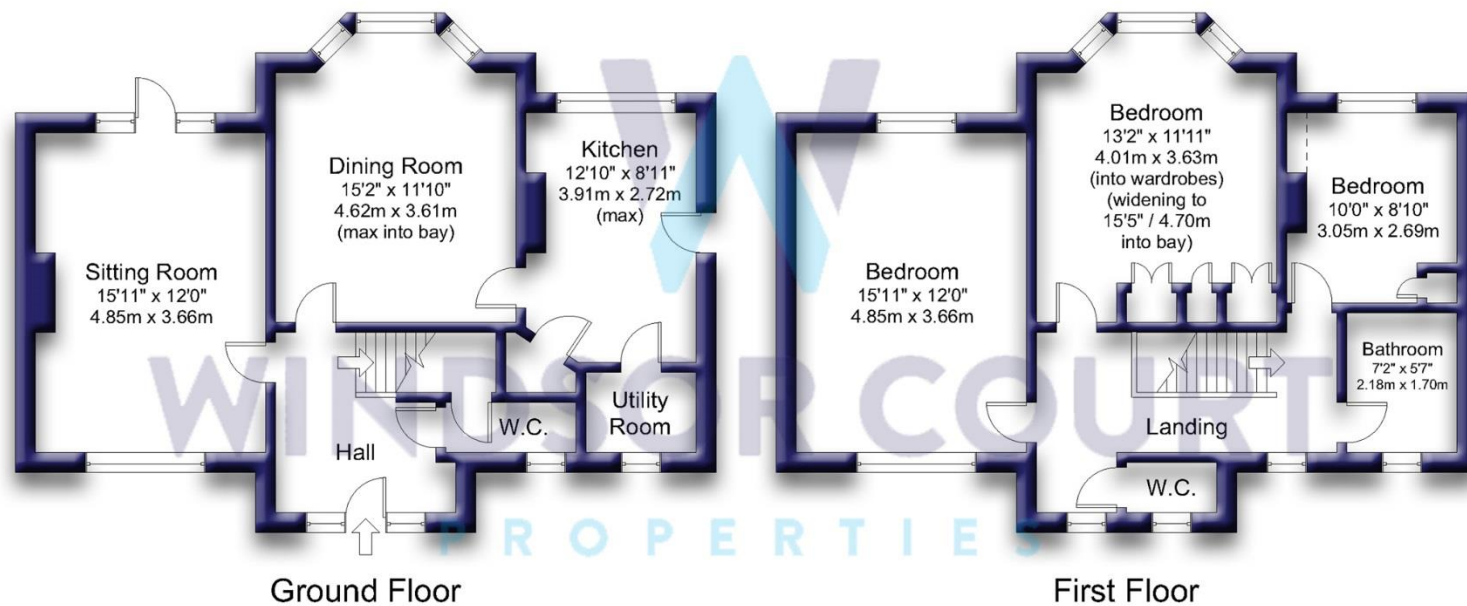
VIEWING ARRANGEMENTS

Strictly by appointment through Windsor Court.



- 3 Bedrooms
- 2 Reception Rooms
- Family Bathroom
- Garage
- 2 Wc's
- South Facing Garden
- Utility Room

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Gross internal floor area (approx.): 113.7 sq m (1,224 sq ft) Not to Scale. Copyright © Apex Plans.