



Stockwell Grove, Knaresborough Asking Price £315,000

**** SKILFULLY EXTENDED & WITH A CORNER PLOT POSITION ****

This period end town house has been significantly extended and comprehensively improved featuring a first floor master suite, open plan lounge and dining room, and occupying a choice corner position with side and rear gardens.



Accommodation

The property occupies a choice corner position within a short walking distance of Knaresborough High Street and the railway station. The property has been comprehensively upgraded and improved over many years with a high specification finish creating an ideal family environment. Internally the property is entered by a composite double glazed front door into an entrance hall and, thereafter, the reception hall which has quarry tiled flooring and a staircase leading to the first floor accommodation.

The feature room of the property is without doubt the spacious living room, having a feature wood burning cast iron stove set on a stone hearth with exposed brick surround. The living room features engineered oak flooring with foil backed underlay in addition to a television aerial point and coved cornices.

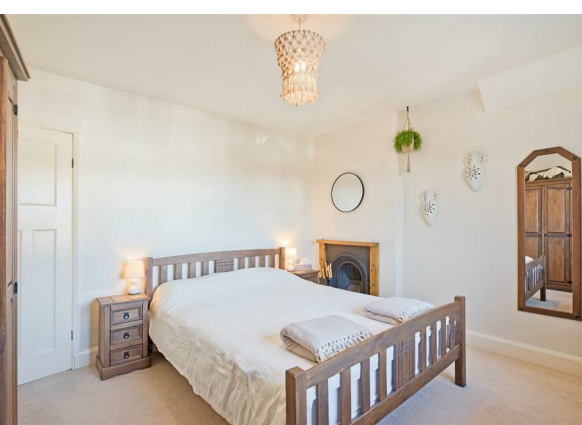
Integral French doors lead through into the dining room which forms part of the property's extension with bifolding doors which lead out onto the rear patio beyond. The dining room also features engineered oak flooring.



The property enjoys a breakfast kitchen having a range of built in units with butcher's block worktops and an inset Belfast sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tiled splashbacks. Included within the kitchen is a range cooker with extractor canopy, dishwasher and fitted breakfast bar. There are recessed ceiling downlighters, tiled flooring, and space for a freestanding fridge freezer unit.

Located at the rear is a single storey utility room again being a recent extension having an additional fitted worktop with high and low level storage cupboards, plumbing for a washing machine and space for a tumble dryer. There are tiled splashbacks as well as quarry tiled flooring and a double glazed rear entrance door that leads out onto the garden beyond. There is a drying rack, plinth heater and humidistat extractor fan.

The ground floor accommodation is completed by a separate cloakroom having a low flush WC and a wash hand basin set in a vanity surround with tiled splashbacks and quarry tiled flooring.



The property boasts three double bedrooms to the first floor with bedroom one located at the front of the house having a built in wardrobe, reclaimed fireplace with cast iron grate and radiator.

Bedroom two has a double fronted "Narnia" cupboard which opens out to a staircase which accesses the loft room.

Positioned at the rear is bedroom three which includes an ensuite shower room with a low flush WC, wash hand basin and a corner shower cubicle with full height tiled splashbacks. Bedrooms two and three also benefit from radiators.

The house bathroom has a modern three-piece suite comprising a wash hand basin and WC both set within a vanity surround, in addition to an inset bath with a shower attachment. The bathroom also enjoys a heated towel rail and a floor to ceiling cabinet.



Finally, to the second floor is a converted loft offering flexible accommodation with a bank of built in eave storage cupboards, recessed ceiling downlighters, a double glazed Velux roof light and exposed beams.

The internal accommodation benefits from a new combination boiler and a fully insulated roof with hybrid multifoil.

To The Outside

The property fronts directly onto Stockwell Grove having a blocked paved front hardstanding which provides off street parking for numerous motor vehicles. There is a separate flagged driveway which in turn accesses the detached garage which has an up and over garage door and is equipped with electric light and power. To the rear of the garage is a garden office which is also equipped with power, internet, and heating. Both the garage and office are fully alarmed.

The property's front garden is enclosed by fenced and hedged boundaries and a lockable garden gate gives access down the side of the property through into the side and rear gardens beyond.

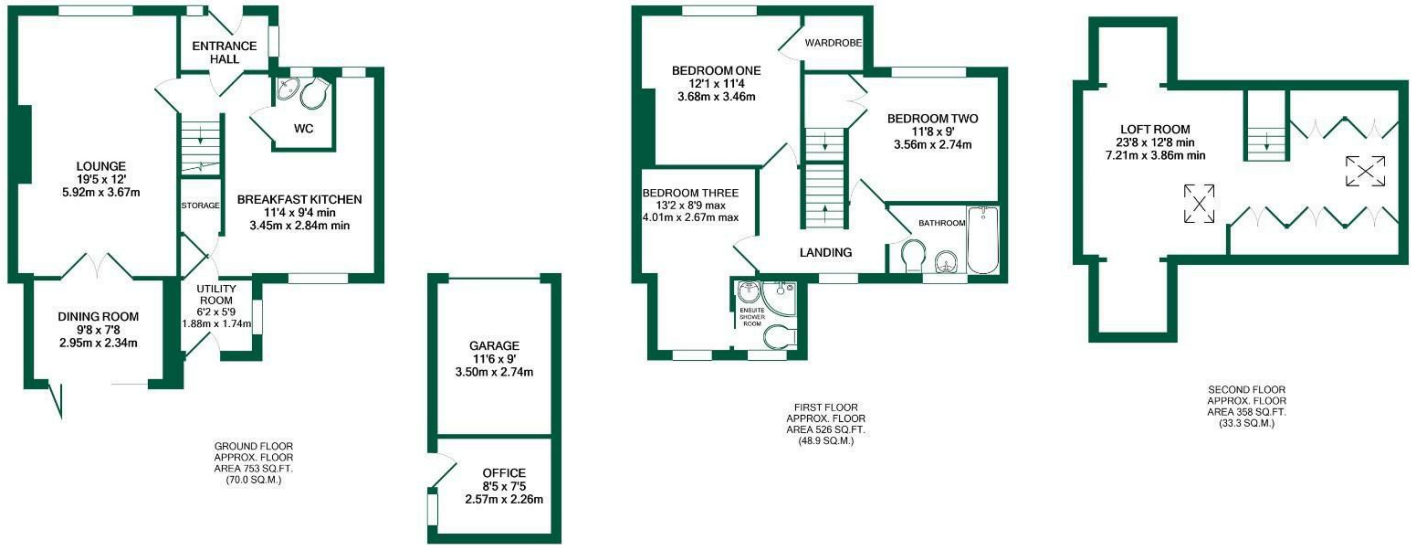
One of the outstanding features are the generous side and rear gardens which create the ideal family environment. The side garden is laid to lawn with herbaceous borders in addition to a chicken run and an area for both a swing and trampoline.

Directly to the rear of the property is a substantial flagged patio providing ample space for freestanding garden furniture. The majority of the rear garden is set to lawn with herbaceous borders. There is a garden shed, summer house and a separate potting shed, all of which are available by negotiation. The rear garden is fully enclosed to all sides by fenced and hedged boundaries being dog proofed and creating an outstanding family environment.

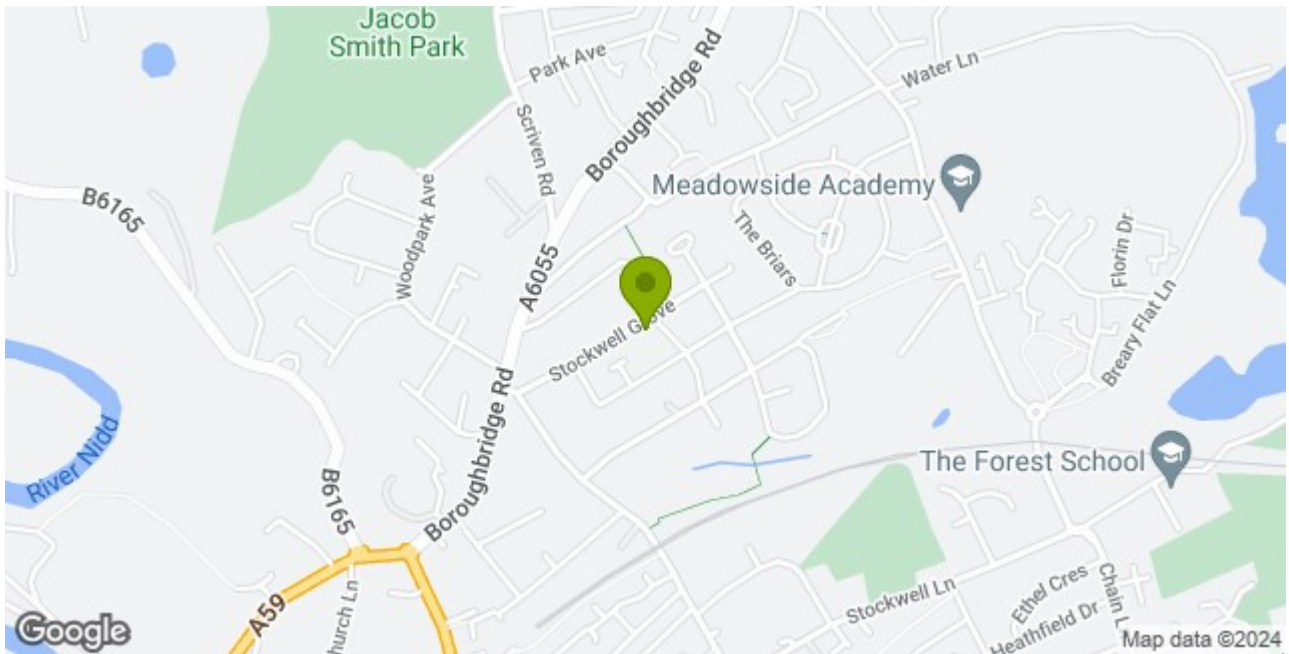
It is important to note that the property was rewired in March 2022 and benefits further from cavity wall insulation as well as a EV 7.2KW fast charging point on the driveway.

An early inspection is strongly recommended.





TOTAL APPROX. FLOOR AREA INCLUDING GARAGE & OFFICE 1638 SQ.FT. (152.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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