



## St. Margarets Road, Knaresborough Asking Price £350,000

\*\*\*\* FEATURE BREAKFAST KITCHEN \*\*\*\*

A significantly improved semi detached house set within generous gardens with superb open plan breakfast kitchen and detached single garage.



## Accommodation

This traditional semi-detached house is set within one of Knaresborough's most sought after street locations, being within a short walking distance of the High Street and offers quick and easy access to the local schools. The property has been well maintained and meticulously presented providing ideal living accommodation for both young and mature families alike.

The property is entered through a uPVC framed double glazed front door through a reception porch into the entrance hall which has a staircase leading to the first floor accommodation with built-in understairs storage cupboard, double radiator and coved cornices.

The principal reception room is a spacious lounge located at the front of the house having a feature multi-fuel burning cast iron stove set on a stone hearth. There is a bay window to the front elevation with uPVC framed double casements in addition to a television aerial point, double radiator and coved cornices.

Without doubt the feature room of the property is the open plan breakfast kitchen which has a stylish range of built-in base units to three sides with butcher's block worktops and inset stainless steel sink unit. An additional range of matching high level storage cupboards with an integrated Indesit electric oven and grill with four-point Beko gas hob unit and extractor canopy. The kitchen includes a built-in dishwasher and fridge unit, and provides ample space for a breakfast table. uPVC framed double glazed French doors lead out onto the rear gardens beyond and the kitchen benefits further from a television aerial point and radiator.

To the rear is a utility room with an additional fitted worktop, low level cupboards and plumbing for a washing machine. There are doors out into both the rear garden and side driveway. The utility room has a quarry tiled floor.

The ground floor accommodation is completed by a cloakroom which has a low flush WC and wash hand basin with tiled splashbacks.

The first floor landing services all the first floor accommodation and includes a loft hatch.

The main bedroom is located at the front having a bank of built-in wardrobes in addition to a bay window to the front elevation, coved cornices and double radiator. Bedroom two is a further double bedroom with bedroom three located at the front of the house being a good sized single room. Both bedrooms two and three benefit from radiators.

The house bathroom has a wash hand basin set in a vanity surround in addition to an inset bath with wall mounted shower attachment and full height tiled splashbacks. There is a built-in linen cupboard which houses the gas fired central heating boiler and the bathroom benefits further from a heated towel rail and strip light with shaving socket.

Finally there is a separate toilet having a low flush WC.

## To The Outside

The property is accessed directly off St Margarets Road onto a relaid permeable front and side driveway which provides off-street parking for numerous vehicles and in turn gives access to the detached single garage, which has a remote activated up and over garage door and is equipped with electric light, power and inspection well.

The property's front garden is extensively gravelled with a raised herbaceous front border. There is gated access from the driveway through into the rear garden.

The property enjoys a delightful rear garden having a substantial decked rear patio ideal for outside entertaining.

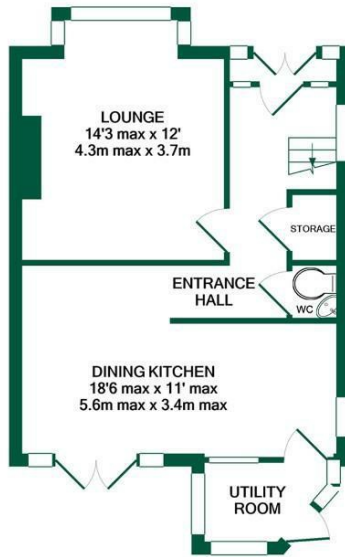
The rear garden is set across three levels having a central lawn with surrounding herbaceous borders in addition to an artificial lawn located at the rear of the garage.

There is stepped access to the higher garden which is again laid to lawn with surrounding herbaceous borders. The rear garden is private and fully enclosed to all sides by fenced boundaries.

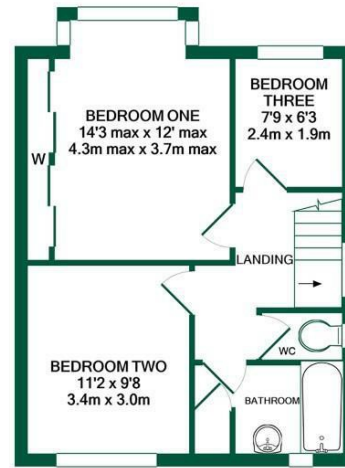
## Agents Note

The final section of the garden is owned by Northern Rail and held by the property on peppercorn rent and held for the sole use of the subject property into perpetuity.





GROUND FLOOR  
APPROX. FLOOR  
AREA 590 SQ.FT.  
(54.8 SQ.M.)

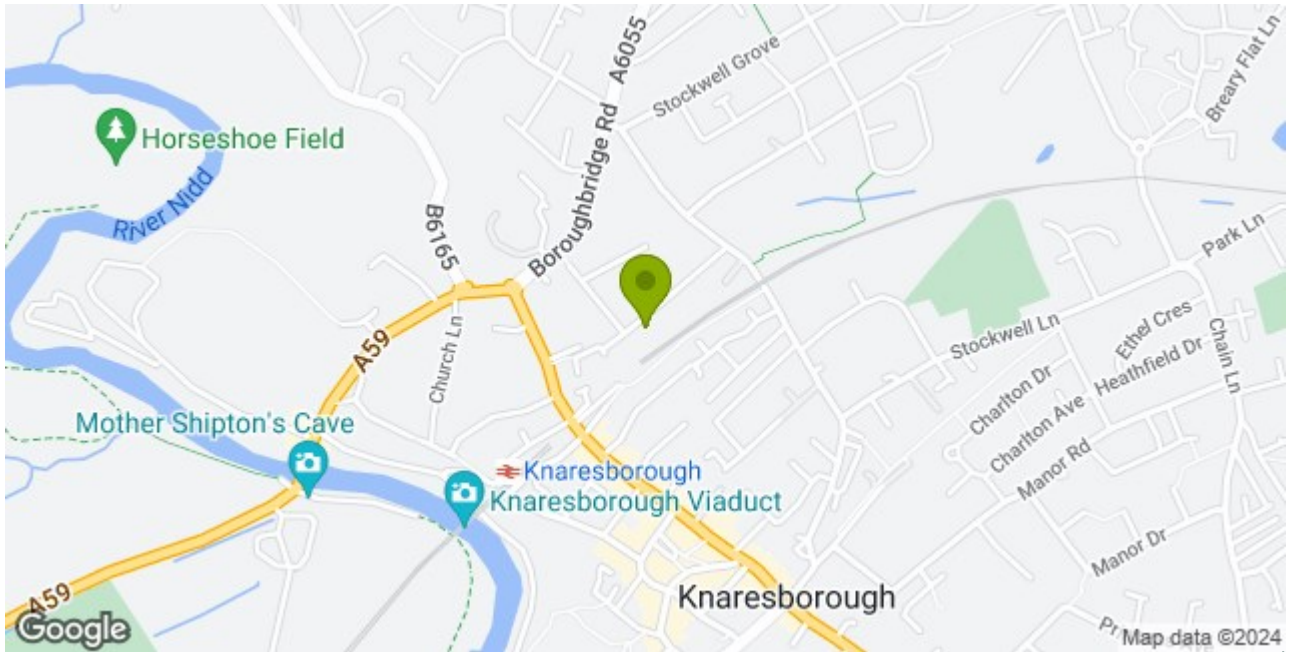


FIRST FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.2 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 913 SQ.FT. (84.9 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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