

York Place, Knaresborough £325,000

**** COMPREHENSIVELY UPGRADED ****

A significantly improved and well presented semi detached house featuring 3 double bedrooms, a spacious lounge and elevated rear aspect across to the 'The White Horse.'



Accommodation

Situated within a short walk of the High Street and offering comprehensively improved three bedroom living accommodation, is this spacious end terrace property, occupying a choice position overlooking York Place with a stunning elevated rear aspect towards the "White Horse".

The property is certain to be of interest to professional couples as well as young and mature families.

Internally the property is entered through a double glazed front door into an entrance hall with staircase leading to the first floor.



The property boasts a superb re-fitted breakfast kitchen having a high gloss range of built-in high and low level storage cupboards with stone worktops and up stands. Included within the kitchen is a built-in electric oven and grill with microwave in addition to a separate ceramic hob unit with extractor canopy. The kitchen also includes an integrated dishwasher and washing machine, as well as built-in fridge and freezer units. There is a central serving island with breakfast bar, mounted gas fired central heating boiler, ceiling downlighters and an inset polycarbonate sink unit.

There is a central hall with an understairs storage cupboard which leads through into the principal reception room. There is a spacious lounge having French doors which lead out onto the rear gardens beyond. The lounge includes a television aerial point, radiator and ceiling downlighters.



The ground floor accommodation is completed by a shower room which has been comprehensively re-fitted with a low flush WC, wash hand basin and walk-in shower cubicle with handheld and waterfall shower attachments. The bathroom includes full height tiled splashbacks.

To the first floor are three generous double bedrooms, the main bedroom of which is located at the front of the property having a built-in over stairs wardrobe. All three bedrooms include double glazed casement windows and radiators.



Finally there is a house bathroom which has a low flush WC, wash hand basin and inset bath with wall mounted shower attachment and full height tiled surround.

To the Outside

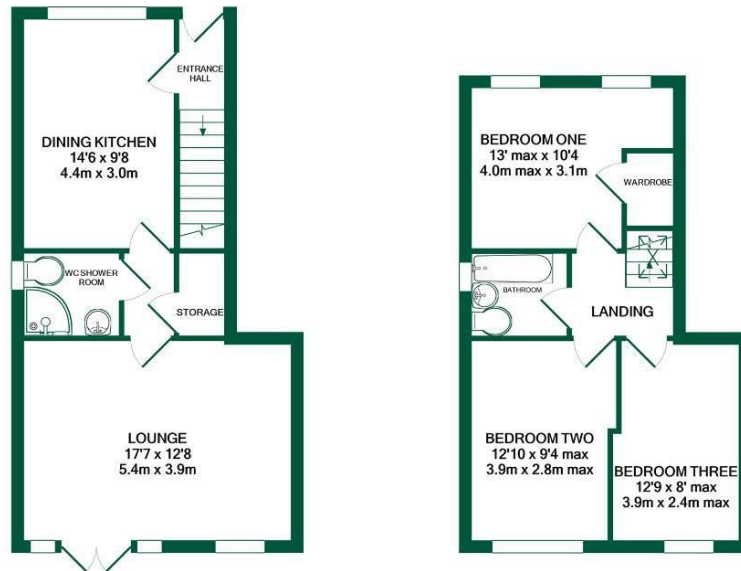
The property is accessed directly off York Place onto a private driveway which in turn accesses the subject property. There is a tarmacked hardstanding which provides off-street parking for two vehicles in addition to a flagged patio adjoining the front elevation.

A gravelled walkway leads down the side of the property through to the rear.



Directly to the rear of the property is a further flagged patio which steps out onto a gravelled rear garden beyond. There is a secondary flagged patio with surrounding fenced and walled boundaries. The rear garden is low maintenance in nature and enjoys an elevated rear aspect across to the "White Horse".

The property benefits from double glazing and gas fired central heating throughout and an early inspection is strongly recommended.



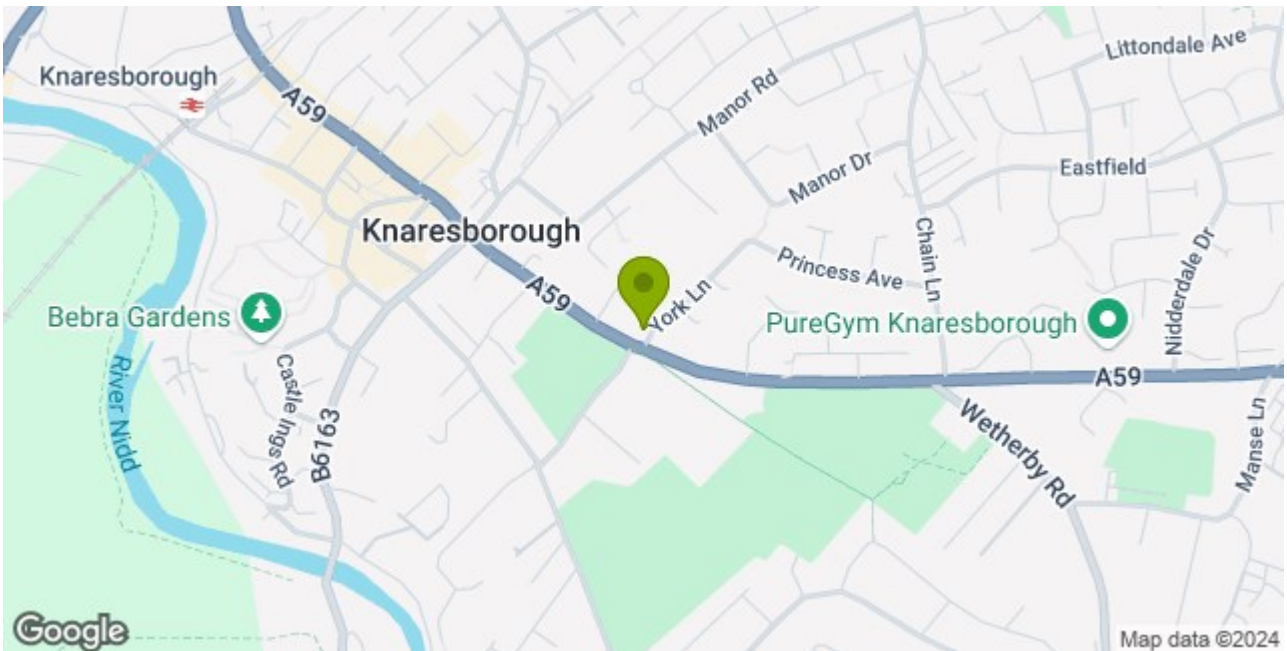
GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.9 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

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TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.8 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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