



Aspin Oval, Knaresborough Asking Price £450,000

**** NO ONWARD CHAIN ****

A skilfully extended and well maintained semi detached house occupying a choice corner position and featuring a superb loft conversion with master suite, in addition to private lawned gardens and detached garage.



Accommodation

A comprehensively improved and significantly extended semi-detached house which occupies a choice corner plot position in one of Knaresborough's most sought after developments. The property has been immaculately maintained, enjoying front, side and rear gardens, and offers family living accommodation set across three floors.

Internally the property is entered through a composite front entrance door into a reception hall with a staircase leading to the first floor accommodation with spindle balustrade and an understairs cupboard. The hall also includes a double radiator and a thermostatic control panel.

There is a downstairs cloakroom having a contemporary wash hand basin and low flush WC with a full height tiled surround and heated towel rail.

The property enjoys a modern kitchen having a stylish range of built-in base units with butcher's block worktops and an inset ceramic sink unit. There is an additional range of matching high level storage cupboards with splashbacks. Included within the kitchen is a built-in Bosch electric oven and grill with four point gas hob unit and a brushed stainless steel extractor canopy. There is an integrated dishwasher and recess for a fridge freezer unit. A uPVC framed double glazed rear door leads out onto the garden beyond and the kitchen benefits further from ceiling downlighters and a radiator.

There is a spacious living room at the front of the property having a bay window to the front elevation with a double radiator underneath. The room includes a living flamed coal effect gas fire set on a marble hearth, in addition to a television aerial point.

There is a separate dining room with a double radiator and dual aspect casement windows.

The main bedroom is positioned at the front of the house, again having a bay window to the front elevation with double radiators. There is a bank of built-in wardrobes in addition to a matching chest of drawers and his and her's bedside tables. Bedroom two is a further spacious double with dual aspect windows with bedroom three being located at the rear. Both bedrooms two and three benefit from radiators.

There is a house bathroom on the first floor which has been comprehensively improved with a his and her's wash hand basin set in a vanity surround, inset panelled bath and walk-in corner shower cubicle with full height tiled splashbacks. The bathroom houses an airing cupboard and benefits further from ceiling downlighters and a heated towel rail. There is a separate toilet which has a low flush WC.

One of the main features of the property is the skilful loft conversion creating a master bedroom suite. The bedroom includes twin double glazed Velux rooflights, a double radiator, in addition to a walk-in dressing room with mounted rails and shelving.

Finally there is an en-suite shower room which has a low flush WC, wash hand basin and walk-in corner shower cubicle with full height waterproof panelled splashbacks. The en-suite has a heated towel rail, extractor fan and ceiling downlighters.

To the Outside

The property is accessed directly off Aspin Oval onto a flagged front driveway which in turn accesses the detached garage which is of brick and tile construction and an up and over garage door. A wrought iron gate leads through into the rear garden which is flagged and gravelled, being low maintenance in nature with an outside water tap and fenced boundaries.

Directly to the side of the property is a covered storm porch which steps up onto a decked patio providing space for garden furniture.

The property's side and front gardens are private being enclosed by fenced and hedge lined boundaries with the garden itself being extensively laid to lawn and enjoying a raised herbaceous side border.

The property benefits from gas fired central heating and double glazing throughout, and is without doubt an ideal family opportunity.

Notes

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1800* Mbps download speed

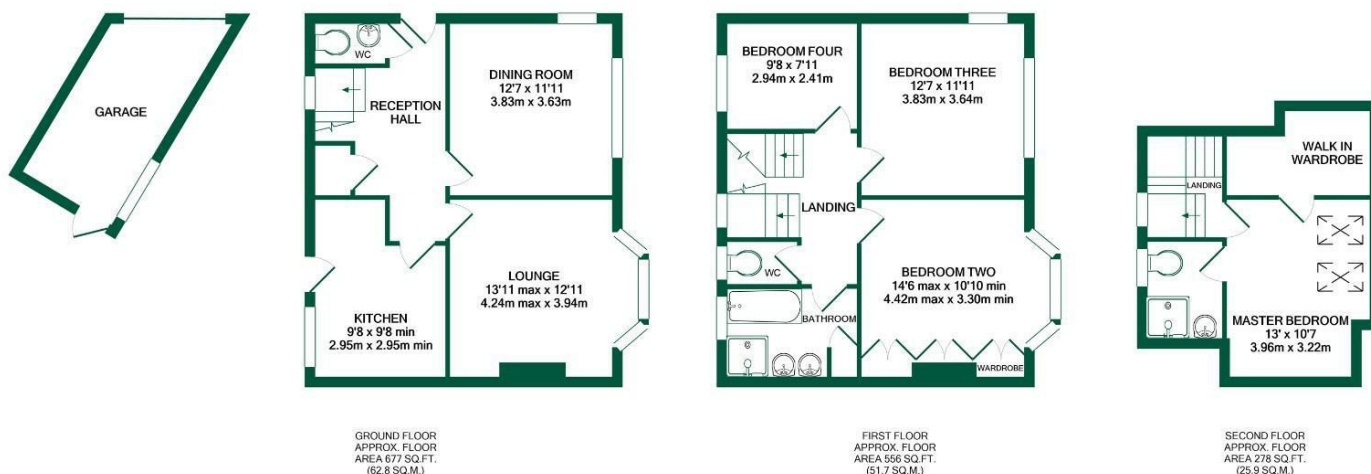
EPC Rating: C

Council Tax: D – North Yorkshire

Current Planning Permission: No current valid planning permissions

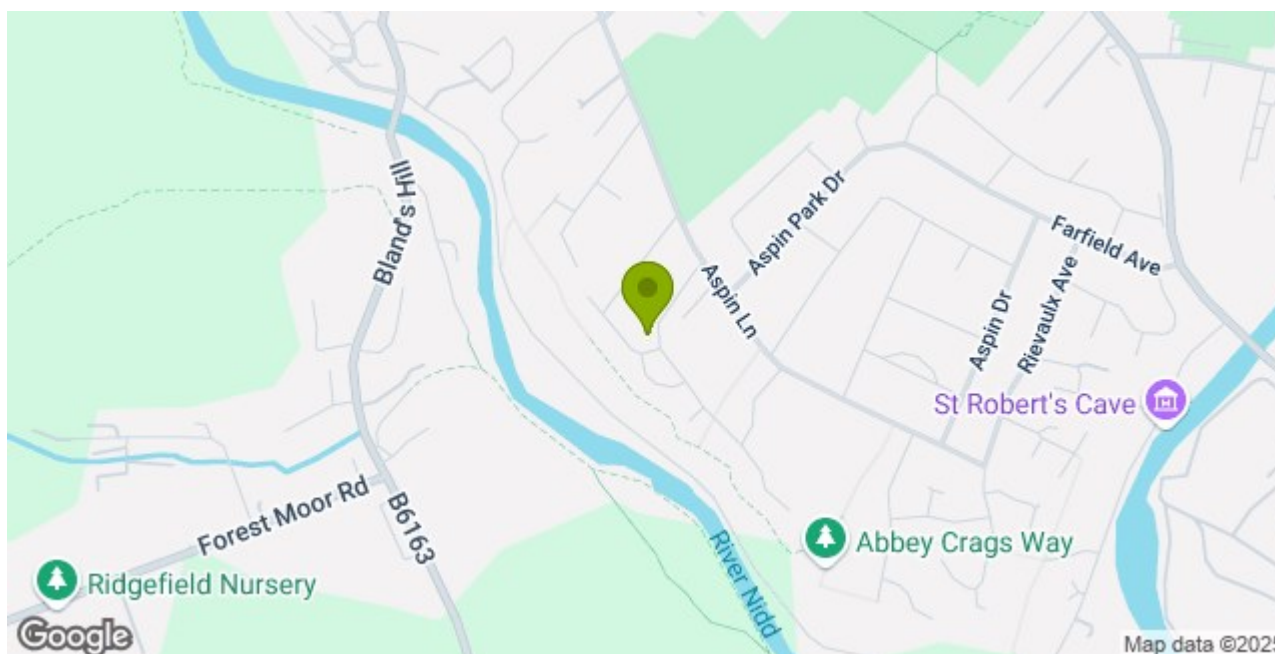
Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01423 867700

*Download speeds vary by broadband providers so please check with them before purchasing.



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1377 SQ.FT. (127.9 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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