



Baldersdale Avenue, Knaresborough Asking Price £230,000

**** NO ONWARD CHAIN ****

A traditional semi-detached house which has been significantly extended, offering two double bedroom living accommodation, with spacious breakfast kitchen, and being offered for sale with vacant possession.



Accommodation

A significantly extended traditional semi-detached house, offering ideal accommodation for both professional couples and small families, and set within this much sought after development and close to the local primary and secondary schools.

Internally the property is entered via a uPVC framed double glazed front door into a reception hall, which benefits from tiled flooring.

The principal reception room is a spacious lounge located at the front of the house, having a fitted electric fire set on a marble hearth with matching surround. There is a staircase leading to the first floor accommodation in addition to two separate radiators and a television aerial point.

To the rear is an open plan breakfast kitchen which is part of the property's extension and includes a range of built-in units with laminated worktops and an inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes a Hygena electric oven with four point gas hob unit and extractor canopy. There is space for fridge and freezer units, as well as a freestanding breakfast table. The breakfast area includes a double radiator and uPVC framed double glazed rear entrance door leads out onto the garden beyond.

To the first floor are two generous double bedrooms with bedroom one being situated at the front of the house, having twin double fronted wardrobes with matching overhead storage and dressing table recess.

Bedroom two is located at the rear and also includes twin double fronted wardrobes, matching overhead storage and low level cupboards. Both bedrooms benefit from uPVC framed double glazed casement windows and radiators.

The internally accommodation is completed by the house bathroom which has a low flush WC, pedestal wash hand basin and inset jacuzzi bath with shower attachment and full height tiled splashbacks. The bathroom also benefits from a heated towel rail, extractor fan and ceiling downlighters.

To the Outside

The property is accessed directly off Baldersdale Avenue onto a flagged front and side driveway which provides off-street parking for two vehicles. The driveway in turn gives access to an attached single garage which has an 'up and over' garage door.

Directly to the front of the property is a flagged patio which steps out onto a gravelled front garden with a circular flagged patio, and herbaceous side and front borders.

To the rear of the property is a substantial hardstanding, ideal for a garden shed or greenhouse.

The rear garden is centrally laid to lawn with a raised herbaceous rear border and rockery. The garden is enclosed by fence boundaries.

There is gas fired central heating throughout and crucially the property is being offered for sale with both vacant possession and no onward chain.

Agent's Notes

Tenure: Residential

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

Broadband Coverage: Up to xx* Mbps download speed

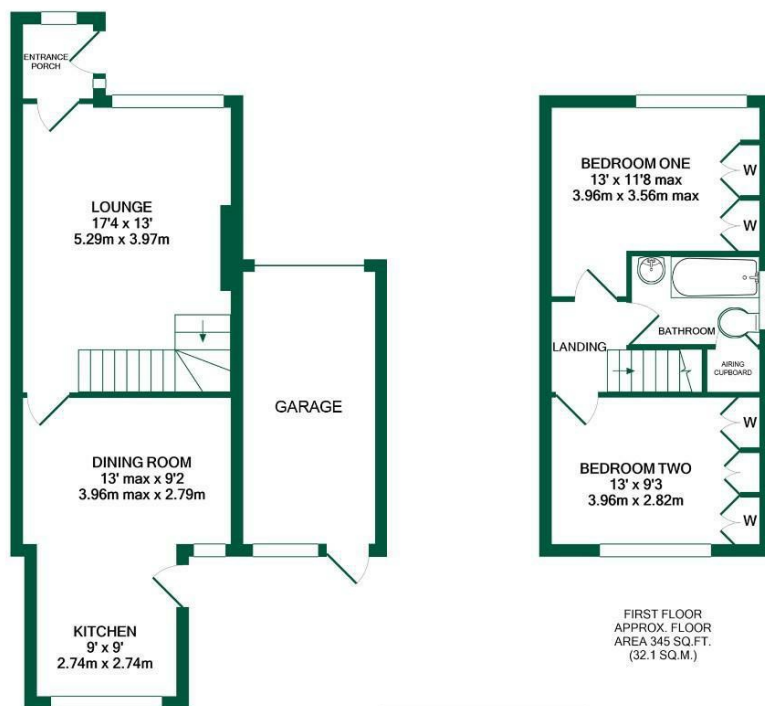
EPC Rating: C

Council Tax: C - North Yorkshire County Council

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01423 867700

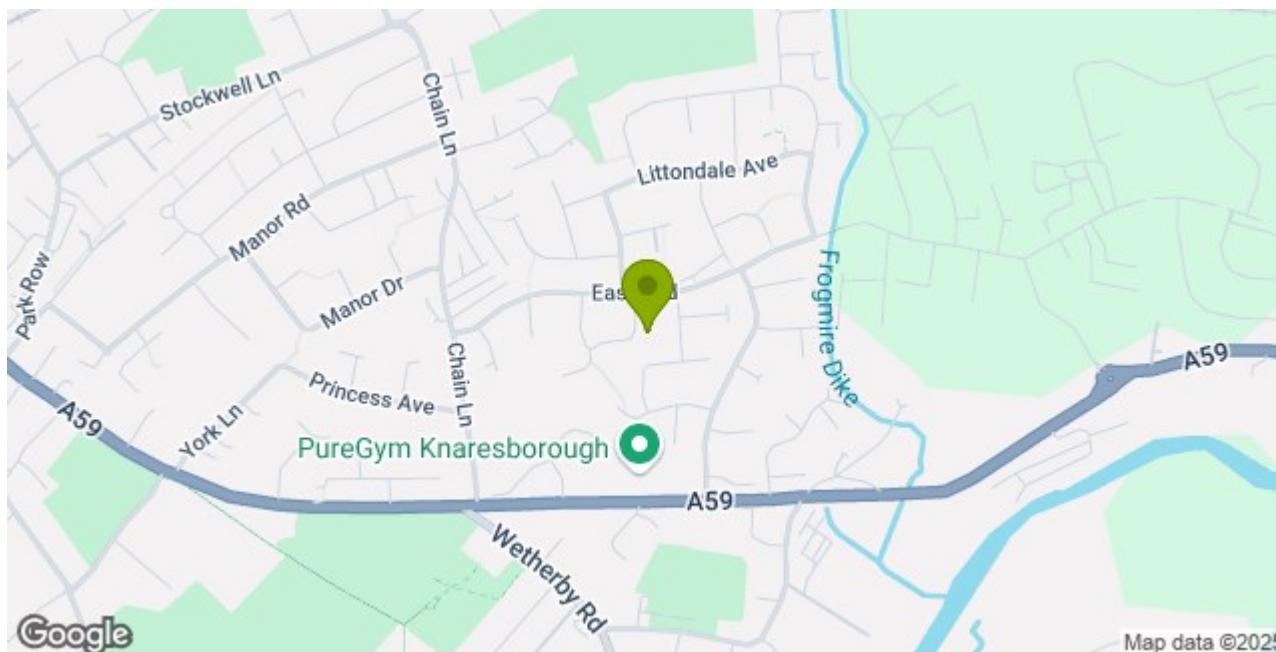
* Download speeds vary by broadband providers so please check with them before purchasing



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 791 SQ.F.T (73.5 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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