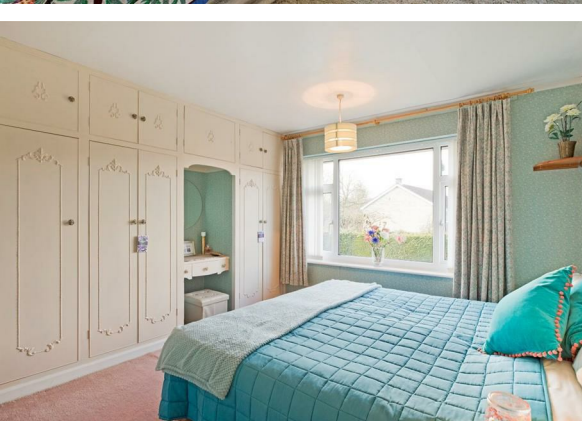




Tentergate Gardens, Knaresborough Asking Price £325,000

**** NO ONWARD CHAIN ****

A traditional 3 bedroom semi-detached house set within this most sought after development which is being offered for sale with vacant possession, and featuring a generous lawned rear garden and single garage.



Accommodation

The property is set within easy walking distance of the High Street of Knaresborough and occupies a choice position within this peaceful cul-de-sac, which is regarded as one of Knaresborough's most sought after locations.

The property is entered at the front via a uPVC framed double glazed entrance door into a spacious reception hall with a staircase leading to the first floor accommodation. In addition, there is a built-in under stairs storage cupboard and radiator.

Located at the front of the property is a spacious lounge having a fitted gas fire set on a tiled hearth with matching surround. The lounge includes a television aerial point in addition to built-in low level storage cupboard and a radiator.

An archway leads through into the separate dining room which overlooks the rear garden.

The dining room is positioned next to the kitchen which has a range of built-in base units to two sides with laminated worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen benefits from an electric point for cooking as well as plumbing for an automatic washing machine. The uPVC framed double glazed side entrance door leads out onto the driveway beyond.

To the first floor are three bedrooms, the main bedroom of which is located at the front of the house and has a bank of built-in wardrobes with matching overhead storage cupboards and dressing table recess.

Bedroom two is located at the rear and has a further range of built-in wardrobes with overhead storage units and a dressing table recess.

Bedroom three is a single bedroom positioned at the front of the house with all three bedrooms benefiting from uPVC framed double glazed casement windows and radiators.

The internal accommodation is completed by a house bathroom which has a low flush WC, pedestal wash hand basin and an inset panelled bath with full height tiled splashbacks. The bathroom also includes an electric heater.

To The Outside

The property is accessed directly off Tentergate Gardens onto a front and side driveway which provides off-street parking for numerous vehicles and which in turn gives access to the detached single garage.

The property's front garden is rectangular in nature being extensively gravelled.

Adjoining the rear elevation is a concrete pathway with a flagged patio which provides ample space for garden furniture.

The property's rear garden is rectangular in nature being laid to lawn with surrounding herbaceous borders.

There is secondary garage access and positioned to the rear of the garage is a further hardstanding with greenhouse which is included within the sale. The rear garden is enclosed by fenced and wall lined boundaries.

Crucially the property is being offered for sale with both vacant possession and no onward chain.

Notes

Tenure: Residential

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

Broadband Coverage: Up to 1800* Mb download speed

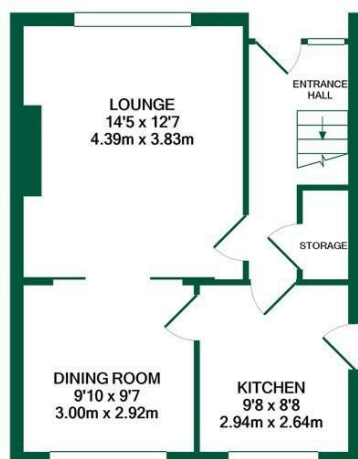
EPC Rating: D

Council Tax: D - North Yorkshire County Council

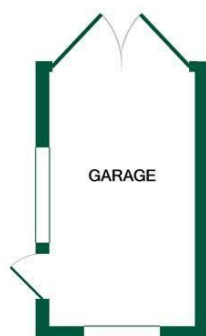
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agents - Stephenson's Estate Agents - 01423 867700

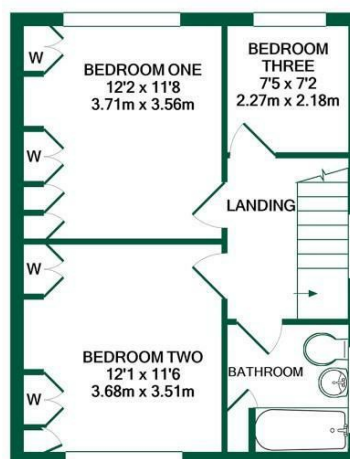
* Download speeds vary by broadband providers so please check them before purchasing



GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)



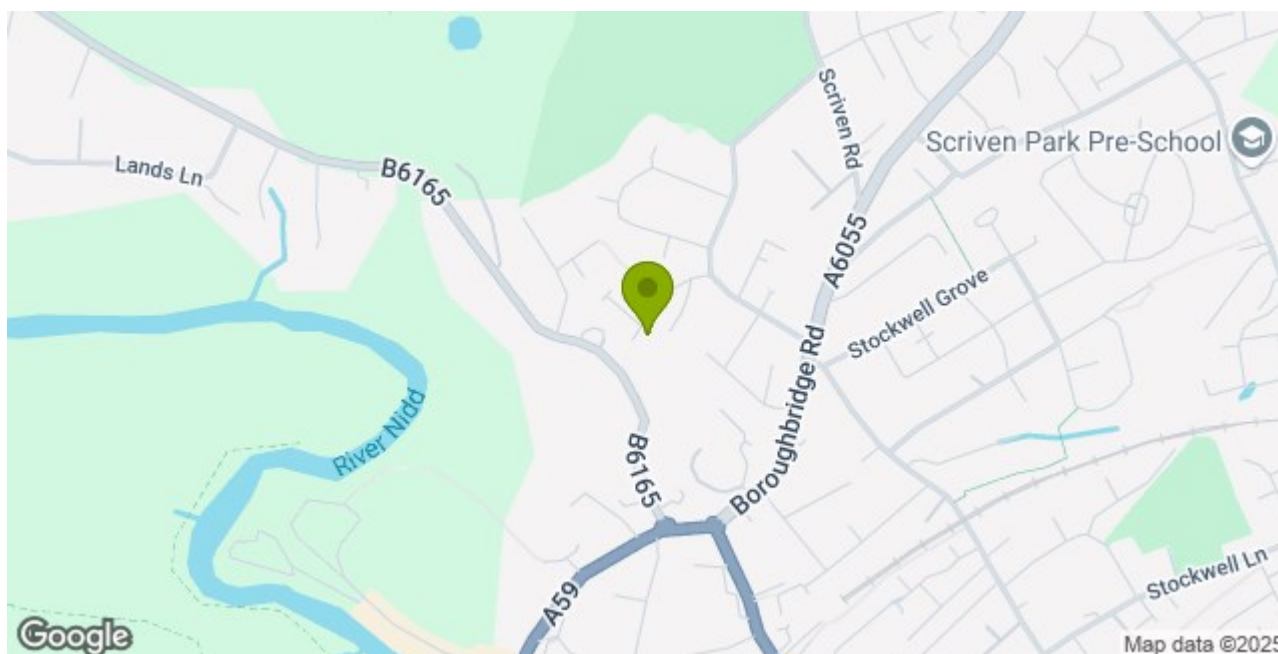
GARAGE



FIRST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 885 SQ.FT. (82.2 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.



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

