



Raw Gap, Knaresborough £350,000

****SOUGHT AFTER LOCATION****

A spacious 4/5 bedroom property of stone construction positioned within this excellent location just off Knaresborough's popular High Street. The property is in need of a course of modernisation throughout and is crucially available for sale with no chain.



Accommodation

A timber door leads into the entrance hall which offers access to the property's two reception rooms and has stairs leading up to the first floor living accommodation.

The main reception room is spacious in size with timber flooring and two large timber windows allowing light to flow into the room. There is a gas fireplace with timber surround and tiled hearth positioned centrally which acts as the focal point of the room. There is also feature cornicing and a picture rail.

The second reception room again has timber flooring with a fitted timber storage unit with both shelving and storage cupboards. There is a large timber window and useful understairs storage cupboard.

The kitchen has base storage units with a laminate worktop that incorporates a stainless steel sink with drying area. There is also space for a freestanding electric cooker, fridge, dishwasher and washing machine.

There is a further good sized family room located through the kitchen which has a side access door and recess storage cupboard which could easily be used as a downstairs double bedroom.



A panelled wet room with electric shower, low flush WC, wash hand basin and heated towel rail completes the downstairs living accommodation.

A turned staircase from the entrance hall leads up to the first floor landing which has two well proportion bedrooms, one of which has fitted wardrobes.

The house bathroom is also located on the first floor and includes a bathtub, shower cubicle, low flush WC and wash hand basin.

The turned staircase continues up to the second floor where a further two good sized bedrooms are located.

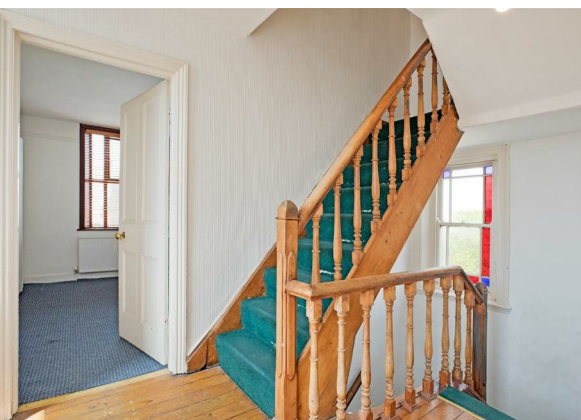
A new roof was erected approximately ten years ago and a new boiler installed two years ago.



To The Outside

The property is located in an excellent position just off the High Street and within a stone's throw from local amenities. There is a stone boundary wall leading through to the flagged courtyard outside the front of the property.

At the rear of the property is a further low maintenance garden of which there are concrete steps leading to neighbouring properties. Pedestrian access must be given across the steps to these properties. There is also a further enclosed parcel of land immediately to the rear of the downstairs wet room which is owned by the property.



Energy Efficiency

Rating: E

Additional Information

Tenure: Freehold

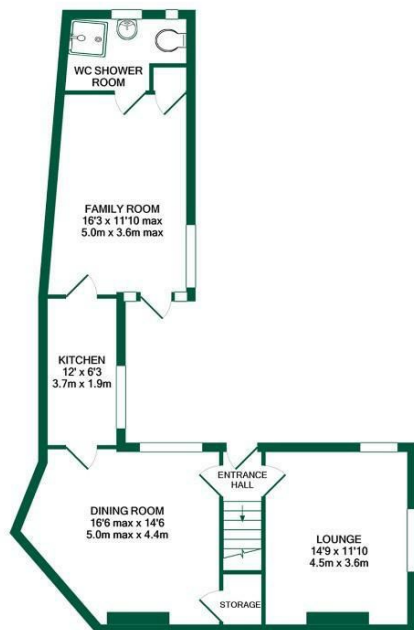
Services/Utilities: All mains services are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

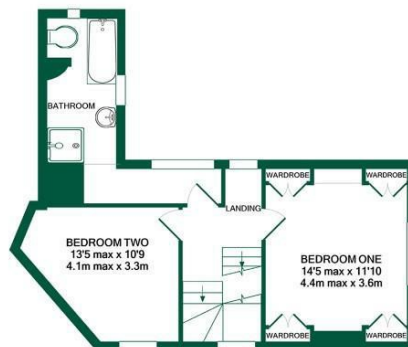
Council Tax: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

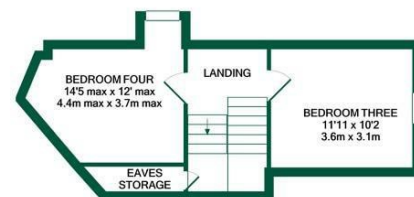




GROUND FLOOR
APPROX. FLOOR
AREA 731 SQ.FT.
(67.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)

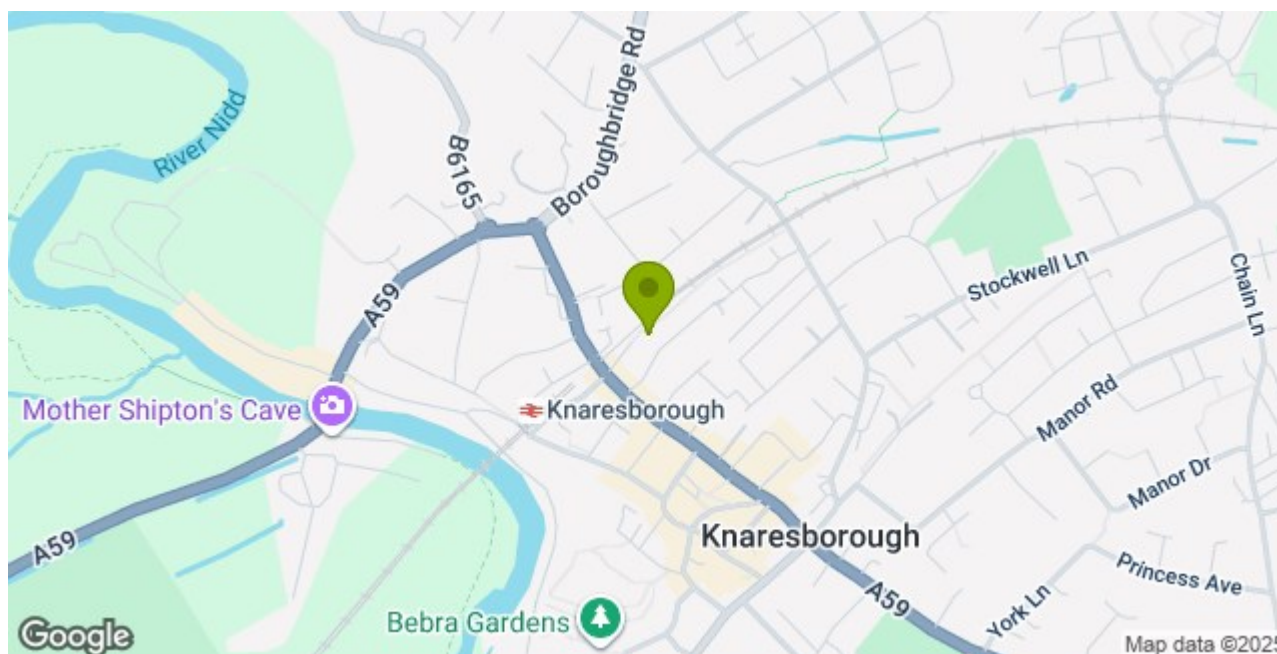


SECOND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.4 SQ.M.)

Stephensons

TOTAL APPROX. FLOOR AREA 1552 SQ.FT. (144.2 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

Knaresborough

Selby

Boroughbridge

Easingwold

York Auction Centre

Haxby

01904 625533

01423 867700

01757 706707

01423 324324

01347 821145

01904 489731

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

