

Park Grove, Knaresborough £450,000

****HIGHLY SOUGHT-AFTER LOCATION****

A substantial family home offering spacious, flexible living accommodation set across three floors including a wonderful open plan living kitchen. The property has four well-proportioned bedrooms as well as a convenient home office space.



Accommodation

The property is entered via a timber door into the spacious porch which in turn leads through into the hall which benefits from a large understairs storage cupboard.

The sitting room is located off the hall and is generously sized and has a feature fireplace with tiled hearth and timber surround. The room also has a large bay window to the front elevation, allowing light to flow into the room.

At the rear of the property is the fabulous open plan living kitchen which is essentially three rooms in one with designated areas for meal preparation, dining and relaxing. The kitchen area of the room has both wall and base storage units with granite preparation surfaces incorporating a 1 1/2 inset sink with drying area. There are a range of integrated appliances, including a full height fridge, freezer, washing machine, dryer as well as a gas range cooker. There is also a stylish log burner which acts the focal point of the room and French doors to the rear elevation leading out to the garden.

A turned staircase from the hall leads up to the first floor accommodation which is split across two levels. Located on the first floor are three well proportioned bedrooms, a home office and the house bathroom.

The house bathroom is contemporary in design and includes a stylish freestanding bathtub, large corner shower cubicle, low flush WC, wash hand basin with mixer tap and heated towel rail.

To the second floor is a convenient WC and a further double bedroom with two Velux windows.

To The Outside

To the outside, the property has a wall courtyard garden to the rear with stone flags and brick raised flower beds. There is also a good size timber storage shed and a gated entrance to the rear boundary.

At the front of the property is a low maintenance modern garden with stepped access leading up to the front door.

Agent's Notes

Tenure: Freehold

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

Broadband Coverage: Up to 1800* Mb download speed

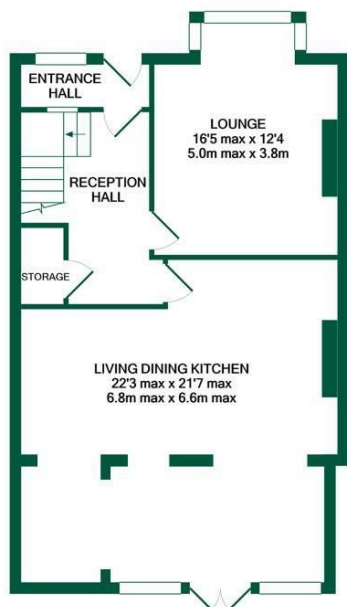
EPC Rating: E

Council Tax: D - North Yorkshire County Council

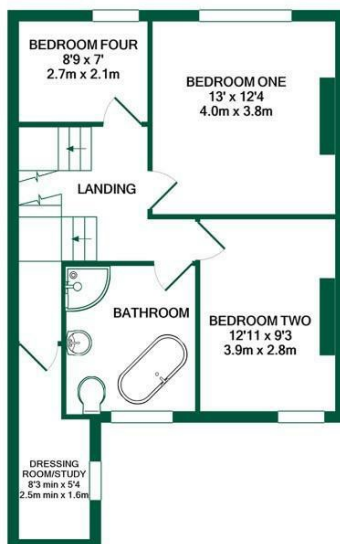
Current Planning Permission: No current valid planning permissions

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

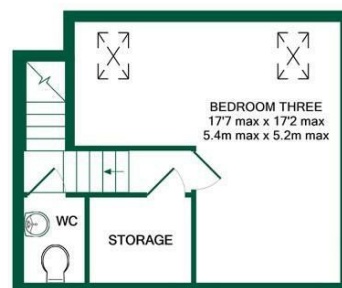
* Download speeds vary by broadband providers so please check with them before purchasing



GROUND FLOOR
APPROX. FLOOR
AREA 722 SQ.FT.
(67.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 580 SQ.FT.
(53.9 SQ.M.)

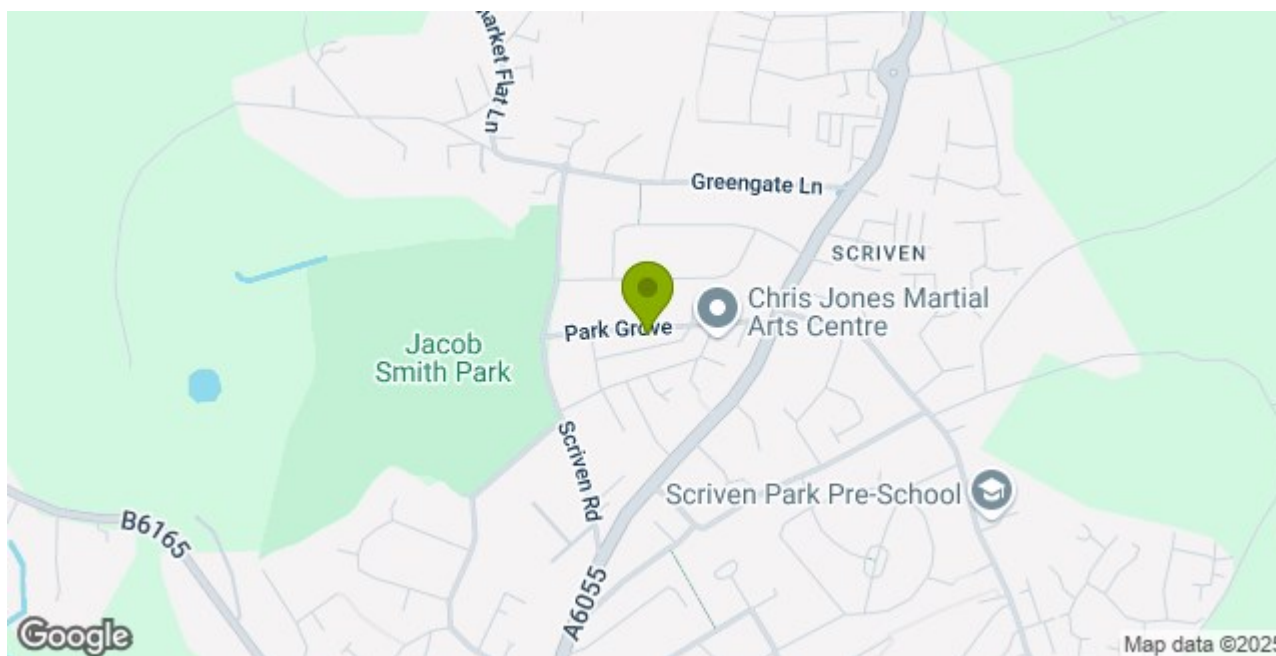


SECOND FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.8 SQ.M.)

Stephensons

TOTAL APPROX. FLOOR AREA 1666 SQ.FT. (154.8 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



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

