



The Briars, Knaresborough Asking Price £210,000

**** RENOVATION PROJECT WITH HUGE POTENTIAL ****

A traditional semi detached house offering spacious living accommodation set across 2 floors, benefitting from a detached garage and requiring a comprehensive programme of modernisation and upgrading.



Accommodation

An excellent opportunity for DIY enthusiasts and property developers to acquire this traditional three bedroom semi-detached house which requires a comprehensive programme of modernisation with the potential for further expansion and improvement.

The property is situated within short travelling distance of the High Street of Knaresborough and is being offered for sale with both vacant possession and no onward chain.

Internally the property is entered through a double glazed front door into an entrance hall with a staircase leading to the first floor accommodation.

The principal reception room is a spacious lounge located at the front of the house, having a fitted gas fire set within a stone surround. There is a television aerial point, coved cornices and radiator.

The property's dining kitchen is located at the rear and requires a full programme of refurbishment. The kitchen currently has a range of base units, laminated worktops and inset polycarbonic sink unit. There is a gas fired central heating boiler, tiled splashbacks and additional high level storage cupboards. There is a built-in under stairs pantry cupboard as well as side and rear entrance doors.

To the first floor are three good sized bedrooms, the main bedroom of which is located at the front of the house having a double fronted built-in wardrobe. Bedroom two is located at the rear with bedroom three at the front having an over stairs cupboard. All three bedrooms benefit from double glazed casement windows.

The internal accommodation is completed by a shower room which has a low flush WC, pedestal wash hand basin and walk-in shower cubicle with a full height tiled surround.

To The Outside

The property is accessed directly off The Briars through a gated entrance onto a front hardstanding which provides off-street parking. The side driveway accesses a detached garage which has an up and over garage door.

The property's front garden is low maintenance in nature with surrounding fenced boundaries.

Directly to the rear of the property is a flagged patio with a rectangular garden beyond which requires landscaping and maintenance. The garden is enclosed by fenced boundaries and includes a summerhouse.

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

Broadband Coverage: Up to 2300* Mb download speed

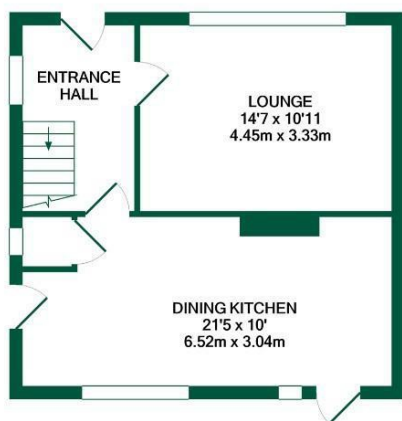
EPC Rating: 60

Council Tax: B - North Yorkshire County Council

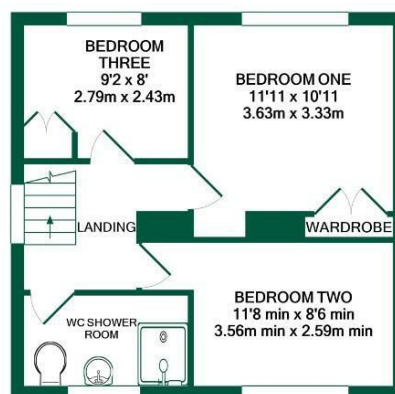
Current Planning Permission: No current valid planning permissions

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 652 SQ.FT.
(60.6 SQ.M.)



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

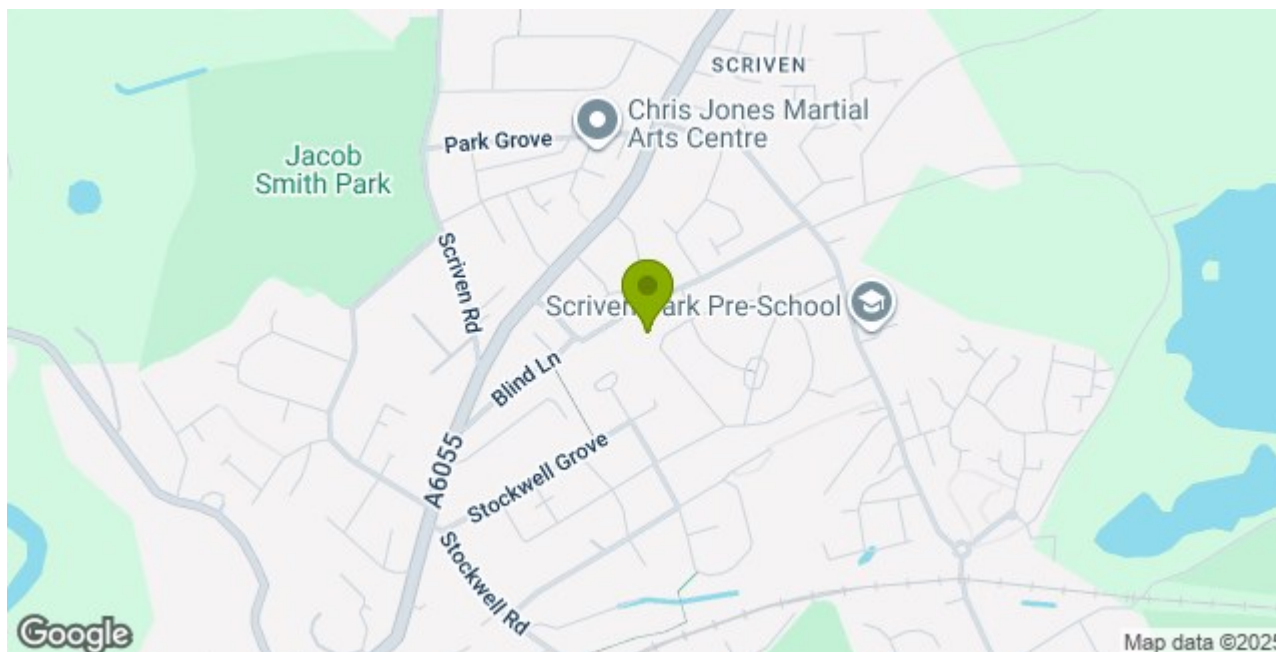


GARAGE
21'7 x 10'
6.58m x 3.06m



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 881 SQ.FT. (81.9 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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