



Stockwell Avenue, Knaresborough Asking Price £325,000

A wonderfully presented three bedroom semi-detached home benefiting from a substantial, tiered, south-facing garden to the rear with fabulous outdoor entertainment area in this highly sought-after location.



The property is entered via a uPVC door to the front elevation leading into the spacious entrance hall which benefits from a convenient downstairs WC.

The sitting room is located off the entrance hall and is spacious in size with a large uPVC window allowing light to flow into the room. Sliding doors to the rear of the room give access into the conservatory which enjoys pleasant views of the garden and has French doors leading out to it.



The kitchen has a combination of base and wall storage units with laminate preparation surfaces which incorporate a stainless steel sink with drying area. The kitchen has a range of integrated appliances including Bosch oven, fridge/freezer and 4 ring electric hob. There is also space for an automatic washing machine and a useful access door to the rear elevation.

To the first floor of the property are three well-proportioned bedrooms and the house bathroom. Bedroom one is spacious double with large fitted wardrobes and an additional storage cupboard. Bedroom two also has fitted storage provisions.



The house bathroom has been recently upgraded and is fully tiled comprising a three-piece suite including bathtub with dual shower head over, low flush WC, wash hand basin with mixer tap and heated towel rail.

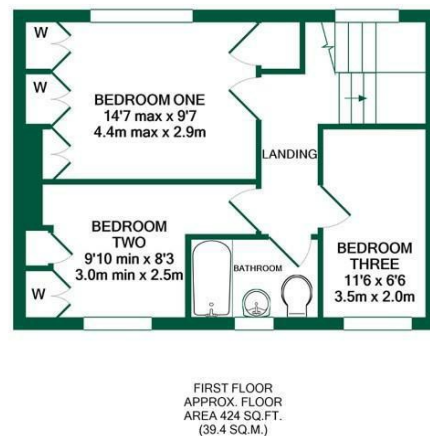
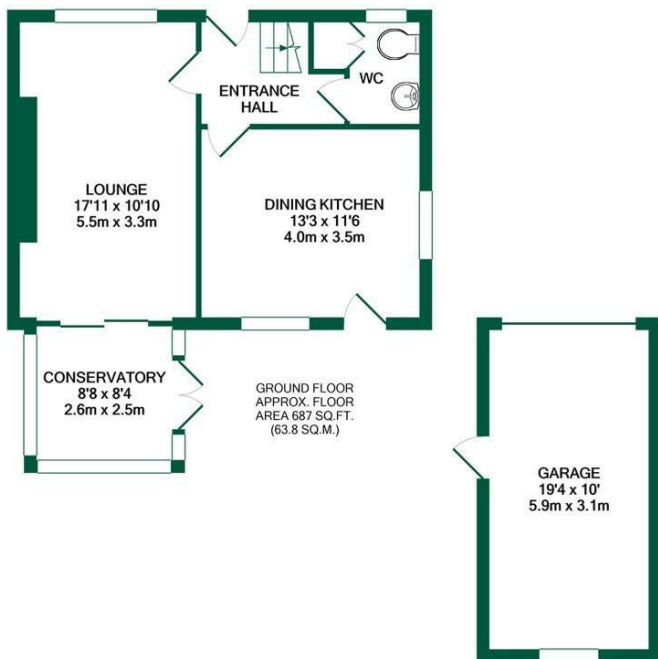
To the outside, the property has a south facing, landscaped garden which has been skilfully designed across three levels. Immediately to the rear of the house is a brick paved patio area with stairs leading down to a large sun terrace with substantial pergoda offering a wonderful outside entertainment area. A further set of stairs lead down to a further garden area which is predominately laid to lawn.



The property has off-street parking for multiple cars and a brick-built garage with electric door and side access door. There is also a spacious storage area below the garage.

It is therefore, as agents, that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

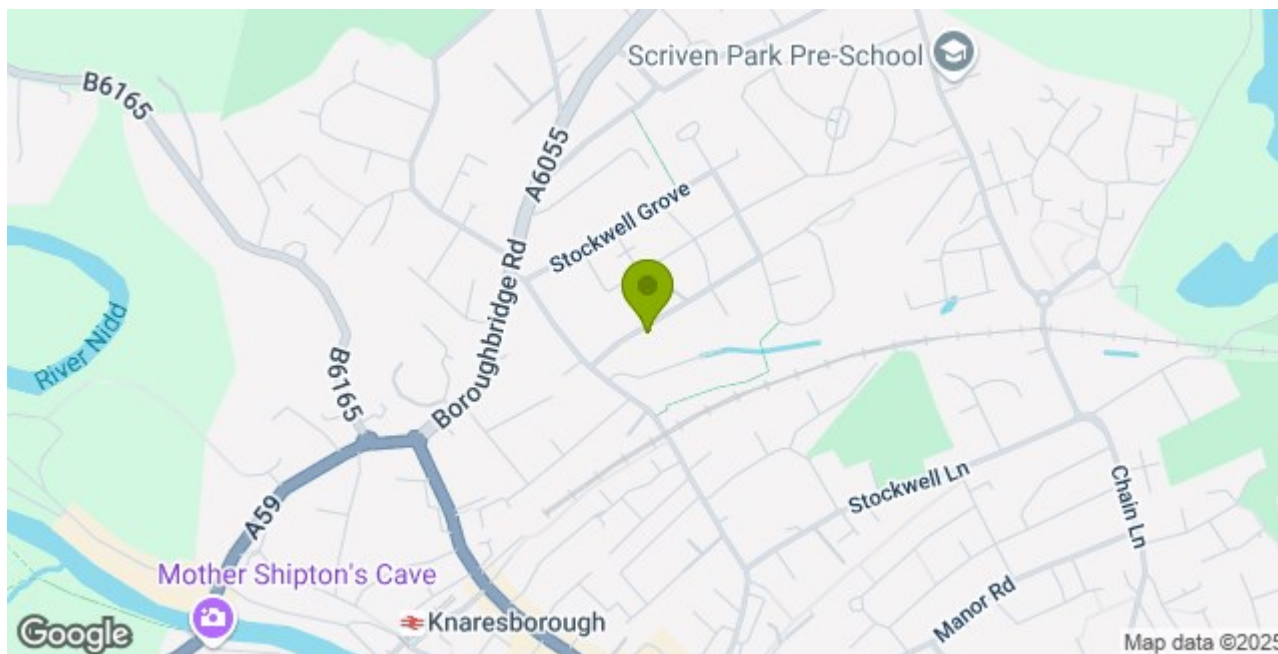




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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1111 SQ.FT. (103.2 SQ.M.)

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



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