



## Low Field Lane, Staveley, Knaresborough Asking Price £290,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A well maintained semi detached bungalow set in the heart of this ever popular village, with generous front and rear gardens, single garage and vacant possession.



## Accommodation

A spacious and well-presented semi-detached bungalow, ideal for professional couples and retirees, set in the heart of this ever popular village location offering quick and easy access to the market towns of Knaresborough and Boroughbridge as well as the AIM motorway.

Internally, the property is entered through a double glazed front entrance porch into a reception hall which includes a radiator and the property's loft hatch.

There is a spacious through lounge located at the front of the house having a feature living flame coal effect gas fire set on a marble hearth with matching surround. The lounge includes 2 double radiators, a television aerial point and casement windows to the front and side elevation.



Set beyond the living room is a spacious breakfast kitchen which has a modern range of built-in base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of high level storage and display cupboards with ceramic tiled splashbacks. A freestanding electric cooker is included within the sale and the kitchen provides plumbing for a washing machine and space for a fridge freezer unit. The uPVC double glazed rear entrance door leads out onto the garden beyond, and the kitchen benefits further from recess ceiling down lighters and a radiator. The kitchen houses the Myson gas fired central heating boiler.

The property features 2 double bedrooms, the main bedroom of which is located at the rear having a bank of built-in wardrobes with adjoining chest of drawers, dressing table and matching bedside units.



Bedroom 2 is located at the front and both bedrooms having uPVC framed double glazed casement windows and radiators.

The internal accommodation is completed by the house bathroom which has a low flush WC and wash hand basin both set in a vanity surround. There is a separate walk-in shower cubicle with full height tiled splashbacks. The bathroom houses the airing cupboard with hot water cylinder. There is a heated towel rail, shaving socket and ceiling down lighters.

## To The Outside

The property is accessed directly off Low Field Lane onto a flagged side and front driveway which provides off street parking for numerous vehicles. Through a gated access the driveway leads through to the detached garage which is of brick and tiled construction with up and over garage door, light, and power.



The property's front garden is low maintenance in nature being gravelled with surround raised herbaceous borders in addition to walled front and side boundaries.

Adjoining the rear elevation is a flagged hardstanding with central herbaceous rose beds and there is an area of lawn positioned centrally within the garden with a flagged patio adjoining the rear boundary providing ample space for garden furniture.

The rear garden is private and fully enclosed to all sides by fenced boundaries and a number of mature screening trees and additional herbaceous beds.

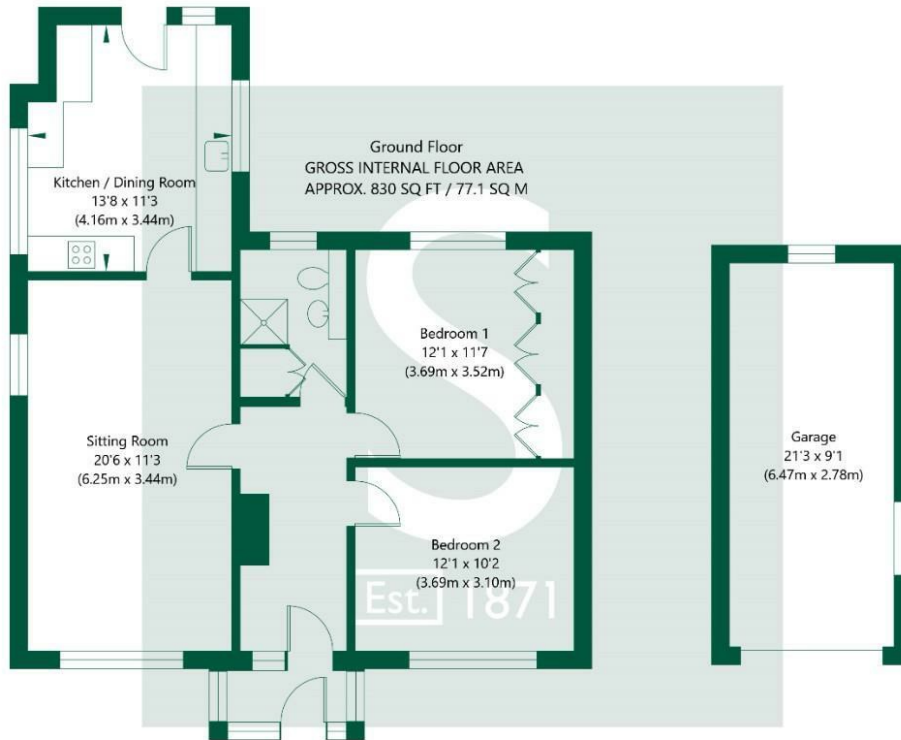
The property benefits from uPVC framed double glazing and gas fired central heating throughout and is being offered for sale with both vacant possession and no onward chain. An early inspection is strongly recommended.

## Energy Efficiency

The property's current energy rating is D (57) and has the potential to be improved to an EPC rating of B (83)



Low Field Lane, Staveley, HG5 9LB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 830 SQ FT / 77.1 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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