



## Park Gate, Knaresborough Asking Price £350,000

A substantial detached bungalow positioned on this fabulous corner plot position with wrap around gardens which offers scope for buyers to extend subject to the necessary planning permission. The property is also available for sale with no forward chain and viewing is strongly advised.

## Accommodation

Upon accessing the property is a good sized entrance hall which has a useful fitted storage cupboard.

Accessed off the entrance hall is the open plan kitchen/dining room. The kitchen area has both wall & base units offering ample storage space with an integrated electric oven & electric hob. There is also space for an automatic washing machine and a convenient side access door.

The dining area of the property is of a good-size with space for a freestanding dining table and is ideal for entertaining guests.

The sitting room is also located off the entrance hall and has a large bay window to the front elevation allowing light to flow into the room. There is a stone fireplace with tiled hearth and timber mantle which acts as the focal point of the room.

There are three well-proportioned bedrooms which are all located towards the rear of the property. Bedrooms one and two are both good-sized doubles and bedroom three has sliding doors leading out to the rear garden and could easily be used as an additional reception room or home office.

There is a part-tiled shower room which includes large shower cubicle, low flush WC and wash hand basin with mixer tap which completes the internal living accommodation.

## To the Outside

The property sits on a fabulous corner plot which is predominately laid to lawn with mature trees. The plot offers tremendous scope for purchasers to extend (subject to planning permission) should they wish.

There is a detached garage with 'up & over' door as well as off-street parking.

It is therefore, as agents, that we strongly recommend an internal inspection.

## Agent's Notes

Tenure: Residential

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

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: E

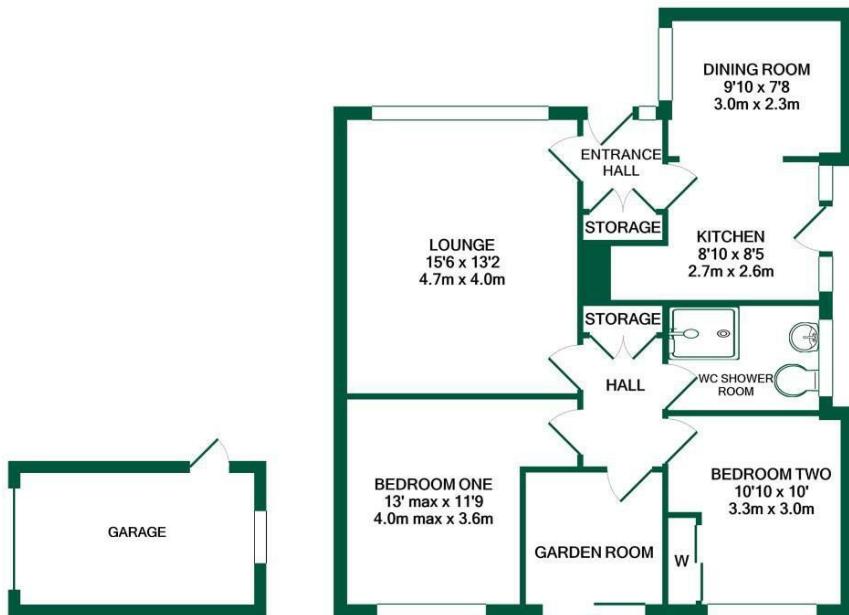
Council Tax: D - North Yorkshire County Council

Current Planning Permission: No current valid planning permissions

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

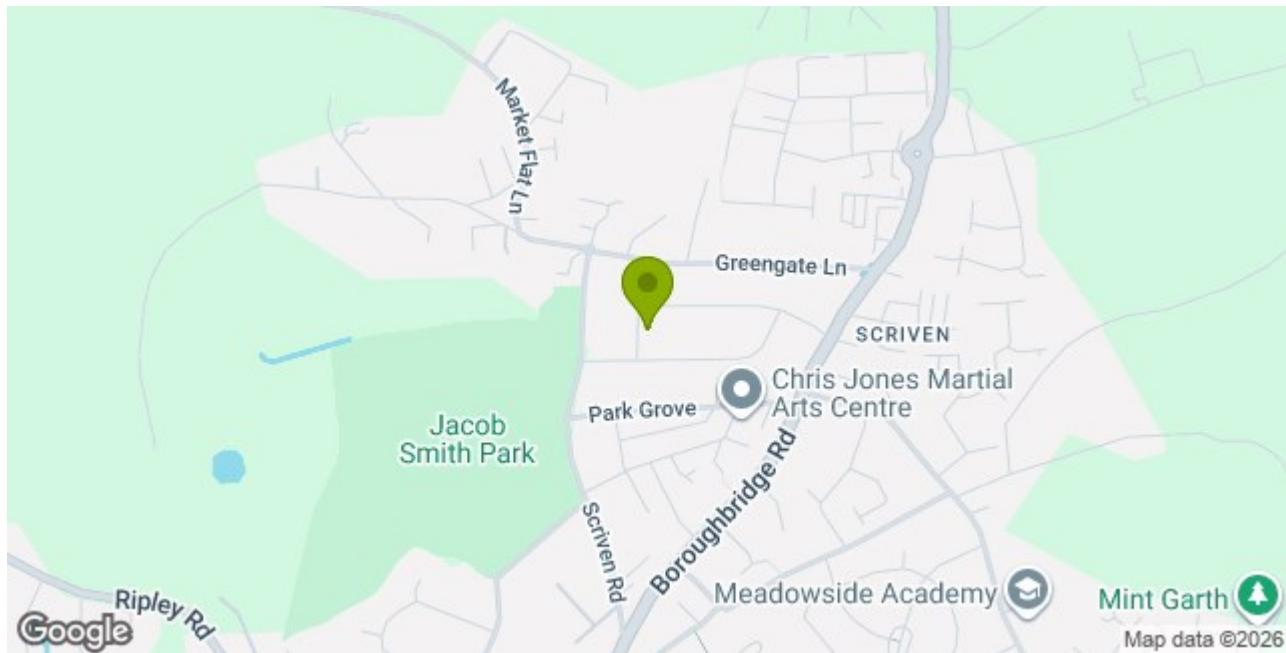
\* Download speeds vary by broadband providers so please check with them before purchasing





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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 790 SQ.FT. (73.4 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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