

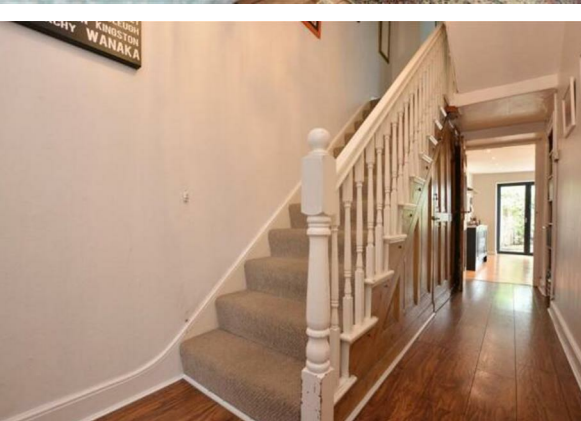


High Street, Knaresborough Offers In Excess Of £600,000

**** FEATURE BREAKFAST KITCHEN ****

An imposing 4 storey, 6 bedroom town house overlooking the High Street of Knaresborough featuring a stunning open plan breakfast kitchen, two bathrooms and south facing rear garden with off-street parking.

Guide Price £600,000 - £615,000



Accommodation

Stephensons are proud to offer to the market this truly magnificent Georgian mid terrace property that has been sympathetically restored and modernised revealing a wealth of original features mixed with highly contemporary fixtures and fittings throughout. This exquisite and characterful property features six double bedrooms, two bathrooms and two reception rooms with south west facing gardens and is situated in the heart of Knaresborough, just minutes away from the High Street amenities.

With off-street parking for two vehicles, the spacious accommodation boasts over 2800 sqft set over five floors and an internal inspection is strongly recommended to avoid disappointment. In brief the property comprises; an inviting reception hall with attractive wooden floor boards, staircase leading to the first floor accommodation with access below leading down to the cellar area.

The elegant living room has continued wooden floorboards, a wonderful cast iron central feature fireplace suitable for open fires with surround and a bay window to the front elevation. The stunning open plan dining kitchen has modern, contrasting shaker style units fitted at floor and wall height with an island unit having granite counter level work surfaces and integrated appliances including a five ring gas hob unit with two wall mounted ovens and grill, integrated fridge and freezer, dishwasher and wine cooler.

Open access from the kitchen leads into the dining area having ample space for table and chairs, attractive solid wood flooring with access to bi-folding doors leading out to a delightful patio area the rear garden beyond. From the dining area further access is gained into a wonderful family snug which provides a perfect space for relaxation enjoying a central feature fireplace incorporating a wood burning stove. Completing the downstairs accommodation is a separate utility room leading off from the dining kitchen area housing a washing machine and tumble dryer with a door to a guest WC. To the first floor accommodation are two large double bedrooms both with ornate central feature fireplaces and complemented by a contemporary shower comprising a two piece white suite with a separate walk-in shower cubicle, attractive tiled flooring, part tiled walls and useful storage cupboards. Stairs from the landing area continue up to the second floor to three further large double bedrooms, the master having original wood flooring with built-in wardrobes and an ornate central feature fire place. A family house bathroom comprises a modern three piece white suite with shower unit over the bath and fully tiled walls and flooring.

To the third floor is a highly flexible room that could be a further double bedroom, a children's playroom or office having fitted storage cupboards.

To The Outside

To the rear of the property, the beautifully maintained garden is a delightful feature of this wonderful family home. Enjoying a good degree of privacy with a south west facing aspect, the carefully planned garden is predominantly laid to lawn with a generous paved patio area that is ideal for both al-fresco dining and outdoor entertaining. To the bottom of the garden is a timber gate that leads to a parking area providing off-street parking for two vehicles.

This exceptional home is situated just a short walk from the historic market square where there is excellent shopping and recreational facilities. The property is also well located for the primary and secondary schools and also just a short walk from the railway station which has mainline links to Leeds and York. The southern bypass is also convenient and offers access to the principle commercial centres of North and West Yorkshire including Leeds, Bradford, Harrogate and York. The A1/M lies to the east of the town making areas for the commuter more accessible further afield.

Agents Notes

The photographs listed within this brochure are from previous marketing and to be seen for illustrative purposes only.

Tenure: Residential

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

Broadband Coverage: Up to 1800* Mbs download speed

EPC Rating: E

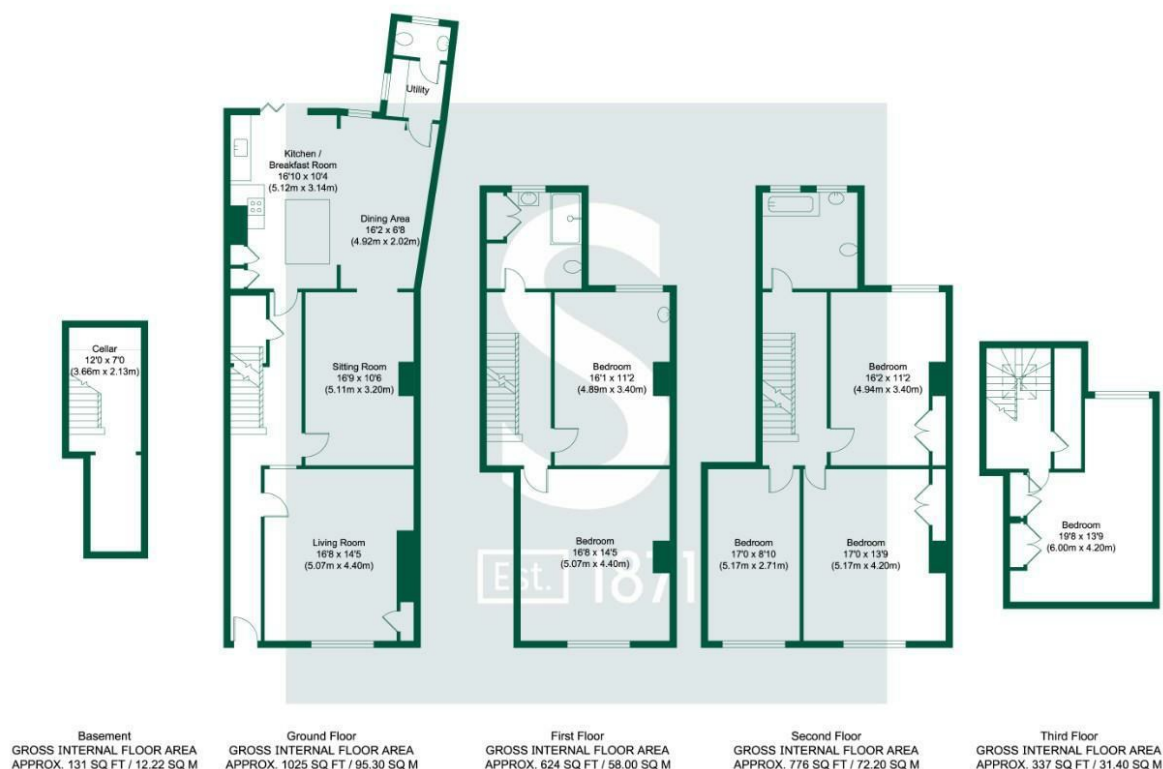
Council Tax: E

Current Planning Permission: No current valid planning permissions

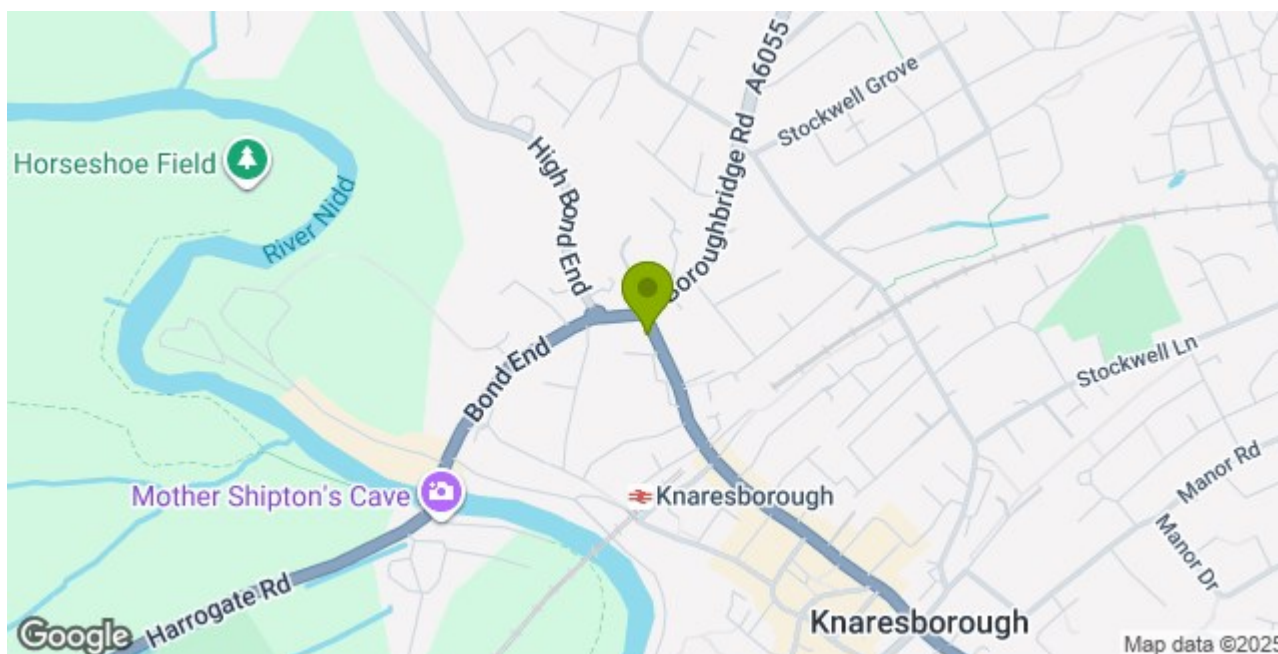
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01423 867700

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

High Street, Knaresborough, HG5 0HL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2894 SQ FT / 268.90 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.



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

