



Rievaulx Avenue, Knaresborough, North Yorkshire, HG5 8LD

£399,950

A superbly presented, detached, 4 bedroom family home in this desirable and sought after location. Corner plot gardens plus double garage and driveway.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this bright and spacious family home, which is superbly presented with quality fixtures, tasteful decoration and new flooring throughout. Occupying a slightly elevated corner plot in this desirable and established residential area of Knaresborough. Features include: abundant natural light, stylish presentation, spacious living areas, excellent gardens, and further potential to extend or reconfigure to personal preferences in the future. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the presentation, space, gardens, location and value.

PROPERTY SUMMARY

The accommodation includes a central entrance hall, large lounge, open plan kitchen/dining room, conservatory, small pantry and downstairs cloakroom/WC. To the first floor are 4 bedrooms (1 large double, 1 small double and 2 generous singles) and house bathroom. Externally there are enclosed and established gardens to three sides, with lawns, borders and seating areas. Detached double garage and double driveway.

LOCATION

The property is situated in this popular and established residential area, with local shops, schools and recreational facilities nearby. There is also convenient access into Knaresborough centre and the many amenities and transport links on offer there, as well as quick access into the surrounding countryside. The North Yorkshire spa town of Harrogate is nearby and offers an excellent further choice of shops, restaurants, bars and tourist attractions. This area has often featured as one of the most sought after places to live in the UK. Popular with residents and tourists Knaresborough is an ideal base for those keen to explore the Yorkshire Dales and surrounding countryside. There are excellent road, rail and bus links to Leeds, York and beyond, making it a popular choice with commuters.

DIRECTIONS

Sat Nav location: HG5 8LD.

GROUND FLOOR

Central hallway with composite front door. Downstairs cloakroom WC.

Lounge 15' 11" x 14' 0" (4.85m x 4.26m)

A large lounge with wide bow window and deep sill/window seat space. Side window.

Dining Area 9' 3" x 7' 10" (2.82m x 2.39m)

Comfortable space for family dining. Front window. Open plan into:

Kitchen 13' 2" x 7' 9" (4.01m x 2.36m) max.

Fitted kitchen units with integrated oven and electric hob. Space for a fridge freezer and washing machine. Door to an understairs pantry, also housing the Worcester Bosch combi boiler.

Conservatory 15' 0" x 7' 7" (4.57m x 2.31m)

A bright, southerly facing and versatile space, ideal for seating, entertaining and hobbies. Single and double doors to the gardens.



FIRST FLOOR

Central landing with window.

Bedroom One 14' 1" x 9' 4" (4.29m x 2.84m)
Large double bedroom with front window.

Bedroom Two 10' 4" x 9' 8" (3.15m x 2.94m)
Small double bedroom with front window.

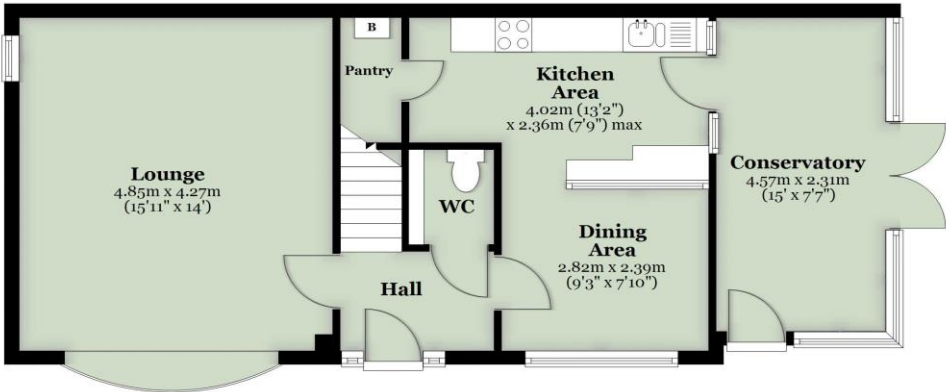
Bedroom Three 11' 3" x 6' 2" (3.43m x 1.88m)
Single bedroom with side window.

Bedroom Four 10' 4" x 5' 9" (3.15m x 1.75m)
Single bedroom with side window.

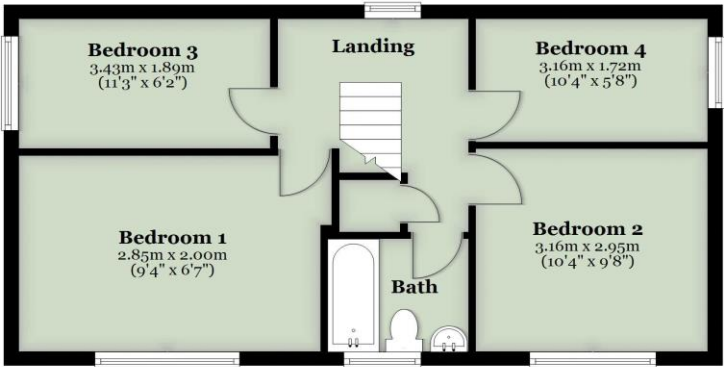
Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)
Fitted bath suite with electric shower over the bath.



Ground Floor



First Floor





OUTSIDE

The gardens wrap around to three sides, with the main garden areas enjoying a south and westerly aspect. The gardens are enclosed with newly installed wooden fences, gates and established hedges. There are a variety of lawned areas, borders and established trees and shrubs (including an apple tree and plum tree). A paved seating area adjoining the conservatory offers an ideal entertaining space.

DOUBLE GARAGE: 17' 5" x 16' 11" (5.30m x 5.15m)

A full-size double garage with twin (new) garage doors and 2 side windows. The garage (or one half) could also be adapted and altered to create a workshop space, home office or gym – with potential for the easy addition of a side door from the patio area.

PROPERTY TO SELL?

We sell successfully for clients throughout the North of England.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Tenure: Freehold.

Council Tax Band: D.

These details were prepared / amended on: 08/08/2025

AGENT'S STANDARD DISCLAIMER

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