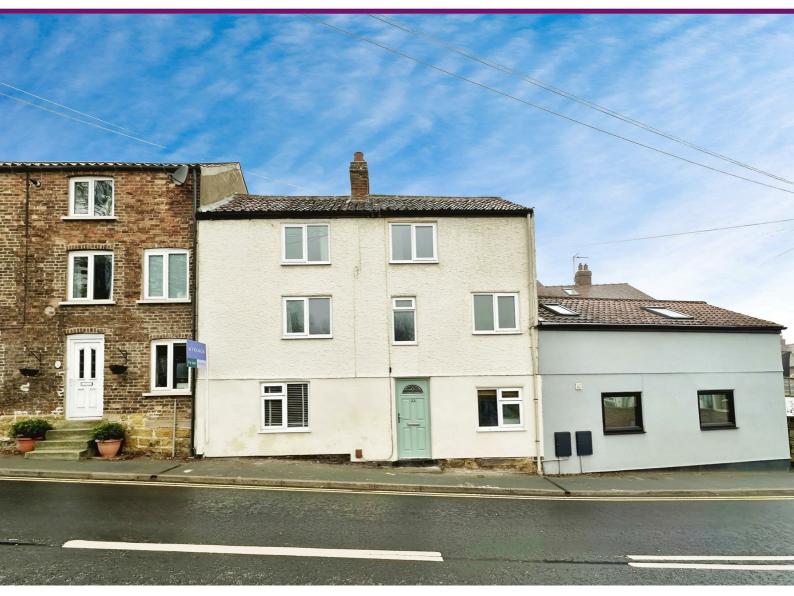
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Park Row, Knaresborough, HG5 0BJ

£249,995

PRICED TO SELL NOW!!! Period terraced cottage in popular location. Many improvements carried out with scope for more upgrades. MUST BE VIEWED!!!







33 Park Row, Knaresborough, HG5 OBJ

We are delighted to offer for sale this 3 Bedroom 1 12'8"(max) x 12'5" double bedroom terraced cottage (max) (3.87m(max) x 3.80m(max)) within catchment of OFSTED 'Good' Primary and Secondary schools.

The property has undergone a programme of refurbishment and upgrades but could be further upgraded to a clients tastes. There is a dining kitchen plus bathroom with shower to bath. Further items of note include wood burning stove to lounge plus built in wardrobes to 2 bedrooms. The property is sold with flooring and window coverings included as fitted.

To the ground floor is an entrance hall, lounge plus breakfast kitchen with larder area. There is a double bedroom plus a family bathroom off the first floor landing. There are 2 further double bedrooms plus a WC on the top floor.

Tenure - Freehold Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall With laminate flooring.

Lounge 12'4"(max) x 12'4"(max) $(3.77m(max) \times 3.76m(max))$ With wood burning stove and shelves. With carpets and curtains.

Breakfast Kitchen 12'5"(max) x 9'5"(max) (3.79m(max) x 2.88m(max))

Having a range of wall and base units with complimenting laminate worktops, tiling and stainless steel splash back plus laminate flooring. Access to larder cupboard.

FIRST FLOOR

Landing With fitted carpets.

located in a popular area with access to A light through room with built in amenities and transport links plus wardrobes, ornamental fireplace, carpets, curtains and shutters.

> Bathroom 12'3"(max) x 7'2"(max) $(3.74m(max) \times 2.20m(max))$ Having white sanitary ware with shower to bath and tiling.

SECOND FLOOR

Landing 2 With fitted carpets.

Bedroom 2 12'9"(max) x 12'6" $(max) (3.90m(max) \times 3.83m(max))$ A light through room with built in wardrobes, ornamental fireplace, recessed spot lights, carpets and blinds.

Bedroom 3 12'10" x 7'8" (3.92m x 2.36m)

With carpets and curtains.

WC 6'8" x 4'5" (2.04m x 1.36m) With white sanitary ware and tiling.







