



**Park Row, Knaresborough, HG5 0BJ**

**£239,995**

**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 0BJ

We are delighted to offer for sale this 3 double bedroom terraced cottage located in a popular area with access to amenities and transport links plus 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) x 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.

### Bedroom 1 12'8"(max) x 12'5"(max) (3.87m(max) x 3.80m(max))

A light through room with built in wardrobes, ornamental fireplace, carpets, curtains and shutters.

### Bathroom 12'3"(max) x 7'2"(max) (3.74m(max) x 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) x 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.





