

25 GREENGATE LANE  
KNARESBOROUGH  
HG5 9EL



NICHOLLS  
TYREMAN

## 25 GREENGATE LANE | KNARESBOROUGH | HG5 9EL

A fabulous opportunity to purchase this brick built, semi detached property, situated in this extremely popular residential location in Knaresborough.

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Covered Porch | Entrance Hall | Living Room | Dining Room | Kitchen

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Three Bedrooms | House Bathroom

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Gardens | Detached Garage

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Council Tax: D | Energy Rating: D | Tenure: Freehold

# £325,000



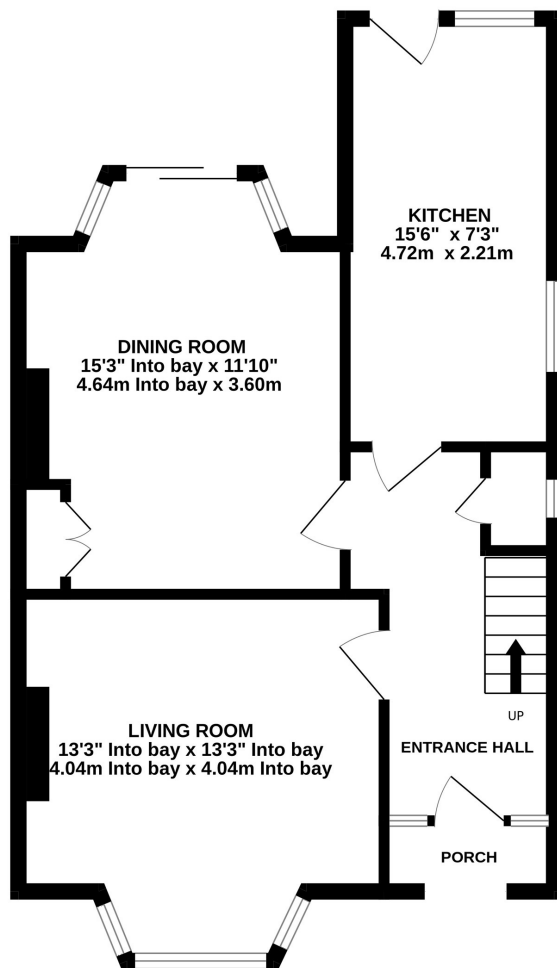


**The property now requires full modernisation throughout and offers a blank canvas appeal for buyers to create their own style of property.**

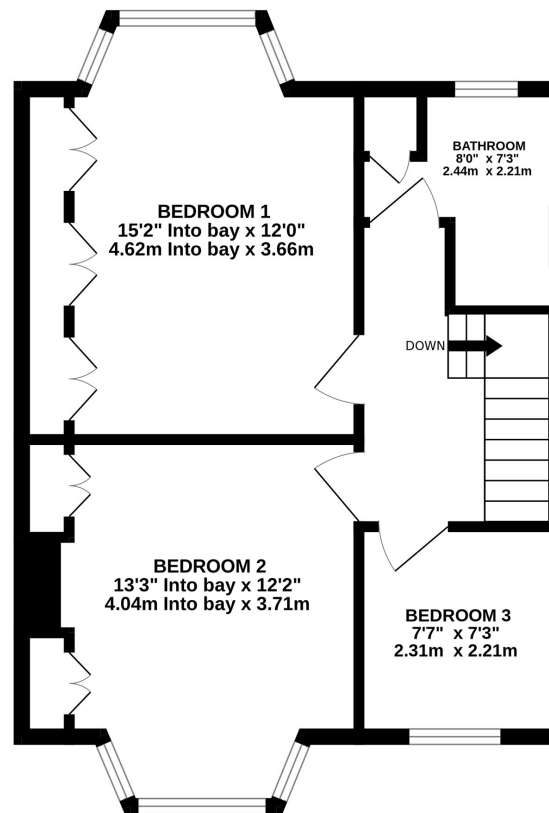
The accommodation comprises: Covered porch, entrance hall with useful store, living room, large dining room and extended kitchen. To the first floor there are three bedrooms and a house bathroom.

To the front of the property there is a small forecourt garden with a side driveway leading to detached garage and enclosed gardens.

GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.