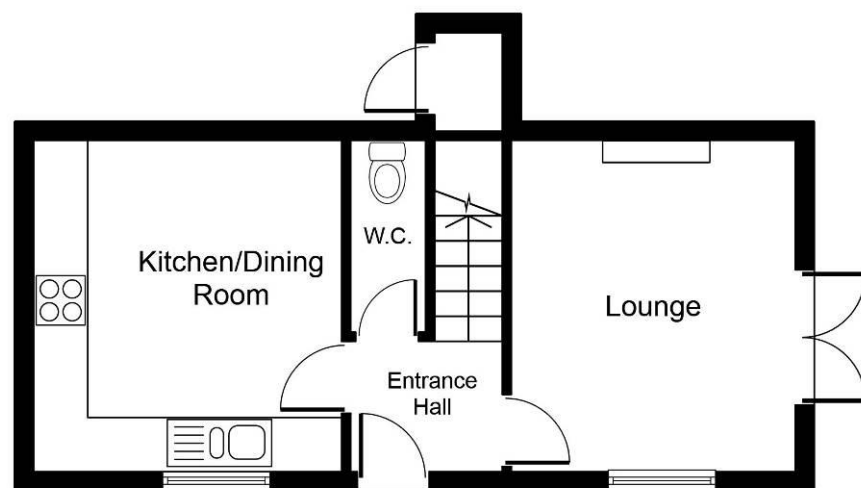
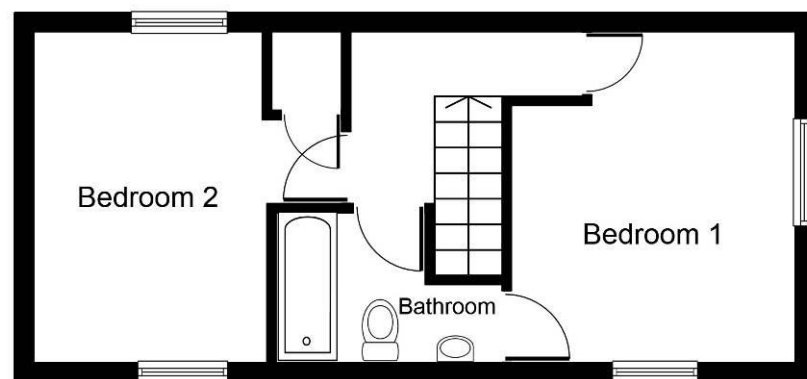


Total floor area 83.1 sq.m. (894 sq.ft.) Approx



Ground Floor



First Floor

12 Avenue House Court, Goldsborough, Knaresborough, HG5 8PR NOT TO SCALE



## Goldsborough ~12 Avenue House Court, HG5 8PR

An attractive mews style property located on this modern development in the heart of the highly regarded village of Goldsborough enjoying field views over the adjacent countryside. With two double bedrooms, house bathroom, generous breakfast kitchen, separate lounge and downstairs w.c.

- Two double bedrooms
- Modern development
- Views across open countryside
- Allocated parking
- Attractive low maintenance courtyard garden
- Excellent village location



1 Recep



2 Beds



1 Bath

**£275,000** PRICE REGION

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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**Renton & Parr**

CHARTERED SURVEYORS  
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All-round excellence, all round Wetherby since 1950



**GOLDSBOROUGH**

Goldsborough is a highly desirable residential village, having the benefit of a primary school, public house and church. The village is only two miles from the historic market town of Knaresborough, and the A1(M) is only two miles to the east, giving easy access up to Yorkshire's principal business districts.

**DIRECTIONS**

Entering the village along York Road, passing the cricket pitch on your left hand side, continue passing the village primary school on your right as the road becomes Midgeley lane. Continue for a short while before turning right onto Avenue House Court where a for sale board can be seen at the entrance. The property is located on the left hand side facing you as you enter the development.

**THE PROPERTY**

An attractive two-bedroomed house forming part of a unique mews development in the highly popular residential village of Goldsborough. The property benefits from ample parking with three parking spaces and is situated adjacent to open countryside, with far-reaching views to the west over farmland. With double glazed UPVC windows and electric heating the accommodating in further details giving approximate room dimensions comprises:

**GROUND FLOOR**

**ENTRANCE HALL**

Access gained via modern composite front door with UPVC glazed window to side, electric radiator, split staircase to first floor, floor tiles that flow into :-

**DOWNSTAIRS W.C.**

A white suite comprising low flush w.c., pedestal wash basin, useful understairs storage, window to rear.

**BREAKFAST KITCHEN / DINER**

11' 9" x 11' 5" (3.6m x 3.5m)  
A good size breakfast kitchen with ample space for table and chairs, the kitchen comprises a range of wall and base units, cupboards and drawers, wood effect laminate block worktop with tiled splashback, inset one and a quarter sink unit with mixer tap. Integrated oven with four ring ceramic hob, extractor hood above, space and plumbing for automatic washing machine, space for fridge freezer, wood effect laminate floor covering, electric radiator, double glazed UPVC windows to front and rear elevation.



**LIVING ROOM**

12' 1" x 11' 5" (3.7m x 3.5m)  
With dual aspect having double glazed UPVC window to front elevation along with double patio doors to side, fireplace with electric fire, T.V. aerial, exposed ceiling timbers, double radiator.



**FIRST FLOOR**

**BEDROOM ONE**

11' 5" x 12' 1" (3.5m x 3.7m)



A lovely light room with double glazed windows to front and side elevation revealing views over adjacent countryside, electric radiator. Internal door to :-

**BEDROOM TWO**

11' 9" x 9' 6" (3.6m x 2.9m)  
With double glazed UPVC window to front and rear elevation, fitted bedroom furniture to two sides comprising wardrobe space above bed, storage and chest of drawers, matching bedside table, electric radiator, airing cupboard housing insulated water cylinder.



**JACK & JILL BATHROOM**

A white suite comprising panelled bath with shower above, part tiled walls, white low flush w.c., vanity wash basin, extractor fan, double glazed UPVC window to front.



**TO THE OUTSIDE**

The property enjoys comfortable parking with allocated block paved parking space.

**GARDENS**

Set back behind a brick wall a stone flagged path with gravel border leads to the side of the property revealing an attractive Indian stone flagged patio area with direct access

off the living room. Attractive retaining brick wall and steps lead up to a low maintenance astro-turfed space with raised borders, well stocked with a variety of bushes and mature shrubs affording additional privacy. Outside tap and power socket.



To the rear there is a garden store with light and power laid on.

**COUNCIL TAX**

Band D (from internet enquiry).

**GENERAL**

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared April 2025