



TENURE
Freehold.

COUNCIL TAX
Band D (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

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

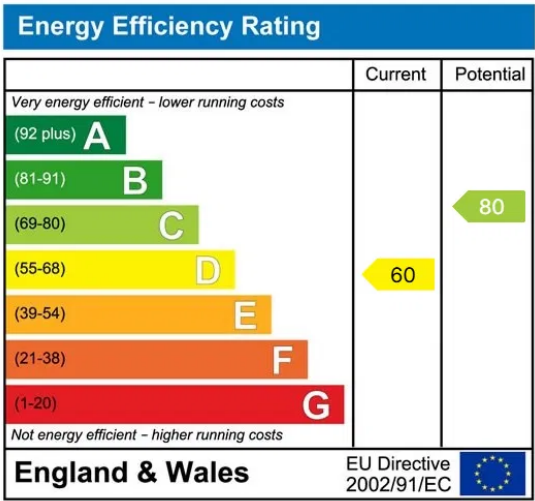
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 November 2025



Goldsborough ~ 11 Avenue House Court, HG5 8PR

A beautifully presented 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, modern shower room, generous breakfast kitchen, separate lounge and downstairs w.c.

- Refitted kitchen with integrated appliances and breakfast bar
- Lounge with French doors to rear garden
- Two double bedrooms
- Modern contemporary shower room
- Delightful private landscaped garden enclosed to rear
- Garage and driveway parking
- Early Viewing recommended

£315,000 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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Avenue Court House is a beautifully presented mews-style home forming part of an attractive modern development in the heart of the highly regarded village of Goldsborough. Enjoying open field views over the surrounding countryside, the property offers a blend of contemporary comfort and village charm.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hall with a downstairs cloakroom, a generous breakfast kitchen, and a spacious lounge. The kitchen features a stylish range of modern wall and base units with worktops and integrated appliances including a dishwasher, washer dryer, cooker, microwave, ceramic hob with extractor hood, and a wine rack, as well as a breakfast bar for informal dining. The lounge is a bright and comfortable space, with French doors opening onto a private, landscaped rear garden.

A staircase from the lounge leads to the first-floor landing, where there is space for a study area. There are two well-proportioned double bedrooms and a contemporary shower room fitted with a modern white three-piece suite, including a large walk-in shower.

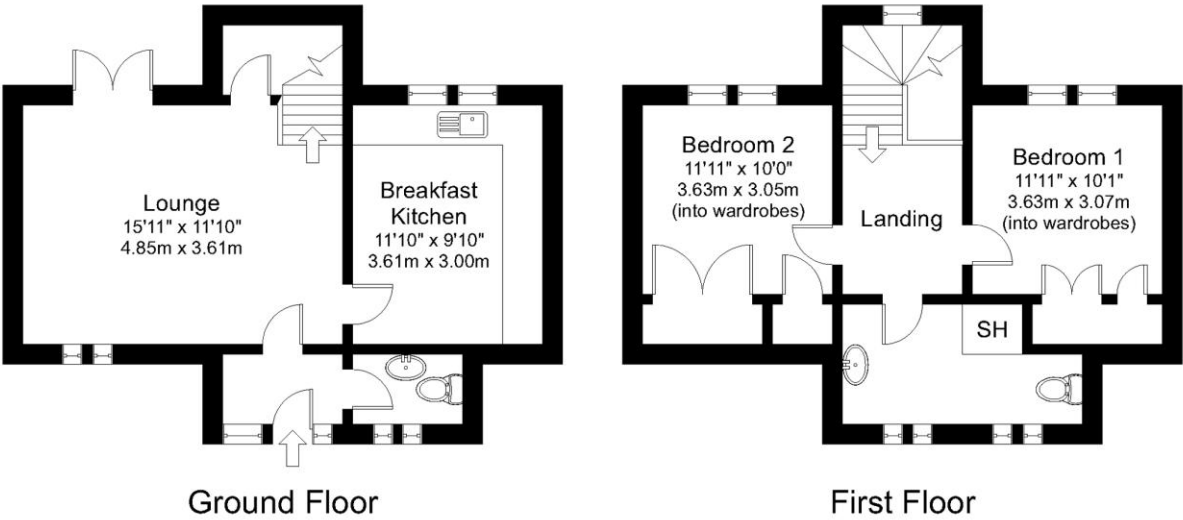
Outside, the property enjoys an attractive front courtyard with gravel and mature planting, while the rear garden offers a private retreat with lawn and decked seating areas, ideal for outdoor relaxation and dining. A rear hand gate provides access to the garage and private parking space. The property benefits from recently installed UPVC double glazing and modern electric heating throughout.

Goldsborough is a highly desirable village, offering a strong sense of community and amenities including a primary school, public house, and church. The village is situated just two miles from the historic market town of Knaresborough, and only a short drive from the A1(M), providing excellent access to Harrogate, York, Leeds, and the wider Yorkshire region. This charming home presents an excellent opportunity for those seeking a stylish, low-maintenance property in a sought-after rural location.

Agents notes. Improvements have been carried out to the property by the current owners including new windows and loft insulation, new electric radiators with thermostatic controls which will have improved the EPC rating of D



11, Avenue House Court, Goldsborough



Gross internal floor area (approx.): 71.3 sq m (768 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

