



42 Hambleton Grove, Knaresborough

£625,000 Freehold



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A rare opportunity to acquire an individual four-bedroom detached family home, standing within an enviable and particularly generous plot in a peaceful yet convenient position, just a short distance from Knaresborough town centre.

The property provides spacious and highly versatile accommodation with excellent scope for buyers to introduce their own style. While some cosmetic updating would now be beneficial, the generous proportions, flexible living spaces and established gardens combine to create a home of considerable appeal.

Hambleton Grove is conveniently positioned within easy reach of Knaresborough town centre and its excellent selection of independent shops, cafés, restaurants and everyday amenities. The property is also well placed for local schools, recreational facilities and transport links, including Knaresborough railway station and convenient road access to Harrogate, York and the wider motorway network.

Council Tax band: F

Tenure: Freehold

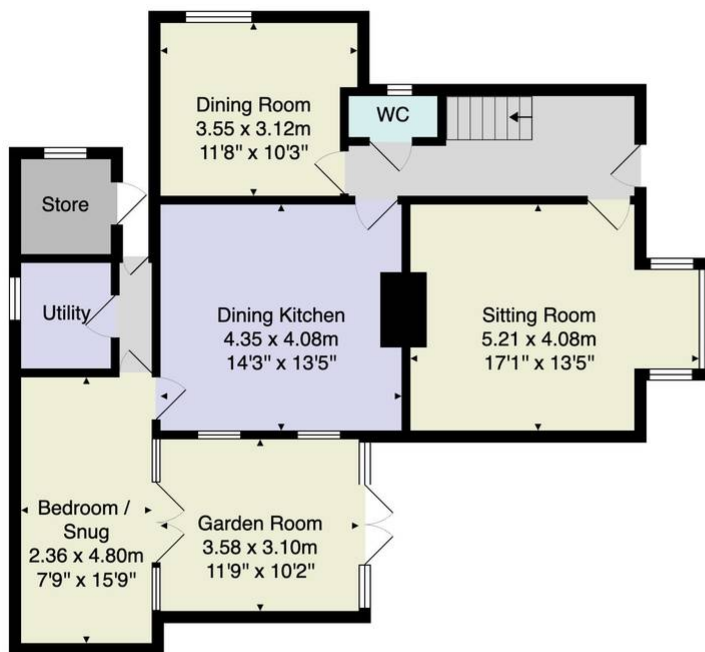


The accommodation opens into a spacious entrance hall with stairs leading to the first floor and access to a ground-floor WC. A generous sitting room features a bay window and fireplace, while a separate dining room provides an ideal setting for more formal entertaining. The substantial dining kitchen is fitted with an extensive range of units, integrated appliances and a breakfast bar, with ample space for a dining table. From here, the accommodation flows into a versatile family room or snug and onwards into a light-filled conservatory enjoying views across the rear garden. A utility room and useful store complete the ground floor.

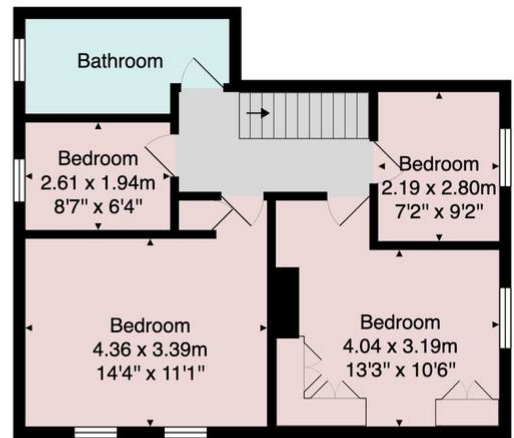
To the first floor, a light and airy landing provides access to four bedrooms, including two generous doubles and two further bedrooms. Several of the rooms benefit from useful fitted storage, while a house bathroom with a bath and shower over completes the accommodation.

Outside, the property occupies an enviable and established plot, approached via a wide gravelled driveway providing ample off-street parking and access to the garage. Mature trees, hedging and established planting provide an attractive degree of screening around the house. The substantial enclosed rear garden is laid mainly to lawn, complemented by well-stocked borders and a paved seating area adjoining the house, creating an excellent space for outdoor dining and entertaining.





Ground Floor



First Floor

Total Area: 146.9 m² ... 1582 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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