



19 St Margaret's Road, Knaresborough, North Yorkshire, HG5 0JS

£400,000

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A well-presented three-bedroom extended semi-detached house with driveway parking, conveniently located close to Knaresborough town centre.

The property offers spacious and well-balanced accommodation, ideal for modern family living, and has been extended to the rear to provide excellent additional living space.

The property is well located for access to Knaresborough town centre, local amenities, schools and transport links.





The accommodation briefly comprises - entrance hall with useful storage, leading to a comfortable lounge featuring a front-facing bay window, built-in shelving and a feature fireplace with inset stove. To the rear is an impressive extended dining/family room, flooded with natural light via skylights and French doors opening onto the garden, providing an ideal space for entertaining and family use.

The breakfast kitchen is well-proportioned and fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. There is ample space for a dining table, together with access to the rear and adjoining family/dining area. A separate store/utility room provides additional practicality.

To the first floor are three bedrooms, including a generous principal bedroom with fitted wardrobes offering excellent storage. The remaining bedrooms are well suited for family use, guests or home working. The house bathroom is fitted with a contemporary suite comprising a freestanding bath, separate walk-in shower, wash hand basin and WC, finished with stylish tiling and benefitting from natural light.

OUTSIDE

Outside, the property features driveway parking to the front. To the rear is an enclosed and low-maintenance garden with paved patio areas ideal for outdoor seating, artificial lawn, raised planted borders and useful outbuildings providing storage.

Tenure - Freehold

Council Tax Band - C



Total Area: 117.0 m² ... 1259 ft²
 All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(0-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		