

# property details **approval form**

7 Briggate, Knaresborough, North Yorkshire, England, HG5 8BQ

**Date:** 27 February 2026

**Property Ref and Version:** HRG107614 - 0001

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£175,000

Tenure: Freehold

## >> **key features**

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- > Two bedroom end terrace property set over four floors
- > Renovation and modernisation required throughout
- > Fantastic location in the heart of Knaresborough
- > perfect investment or first time buyer opportunity
- > VACANT POSSESSION AND NO ONWARD CHAIN
- > EPC Rating: E

## >> **short description**

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A centrally located two-bedroom terraced home in the heart of Knaresborough, offering an exciting full renovation opportunity. Set over four floors, including two cellar rooms, the property provides excellent potential to re configure and create your ideal living space. Early viewing is recommended.

## >> **long description**

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This two-bedroom end terraced house is perfectly positioned in the heart of the beautiful market town of Knaresborough.

Requiring full modernisation and renovation, this characterful property offers an exciting opportunity for those looking to create a bespoke home.

Arranged over four floors, the accommodation includes: Lower Ground Floor: Two spacious cellar rooms offering excellent storage or potential for further development. Ground Floor: Kitchen, lounge, and dining room. First Floor: A double bedroom and the house bathroom. Second Floor: A further bedroom/loft room featuring exposed beams.

Knaresborough remains one of the most desirable places to live in North Yorkshire, renowned for its outstanding schools, picturesque riverside walks, and excellent road and rail links for commuters. The vibrant town centre offers artisan cafés, independent eateries, traditional butchers, and a popular weekly farmers' market offering an abundance of fresh local produce.

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>> **directions**

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>> **Agent Note**

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## >> **room description**

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### **Lower Ground Floor**

#### **Cellar Room One**

A useful cellar room with a radiator and front facing double glazed window.

#### **Cellar Room Two**

A further useful cellar room ideal for storage.

### **Ground Floor**

#### **Lounge**

With access via steps and a front facing exterior door and comprising: double glazed front facing window and a fireplace.

#### **Inner Hall**

This inner hall has doors to the lounge, kitchen and dining room, stairs to the cellar rooms and first floor accommodation. Rear facing Exterior Door.

#### **Dining Room**

A useful dining room with two side facing double glazed windows, radiator and and exposed beam.

#### **Kitchen**

Fitted with a range of wall and base units with inset sink and drainer unit, space for a cooker, fridge/freezer and washing machine and double glazed windows to the side and rear aspects.

### **First Floor**

#### **First Floor Landing**

With access to the first floor rooms, rear facing double glazed window and stair case to the second floor.

#### **Bedroom One**

with fitted wardrobes, radiator and a front facing double glazed window.

#### **Bathroom**

Fitted with a bath with shower over, WC, wash basin, heated towel rail and rear facing double glazed window.

### **Second Floor**

#### **Bedroom Two/Loft Room**

A good sized second bedroom/loft room having exposed beams and a double glazed window to the side aspect.

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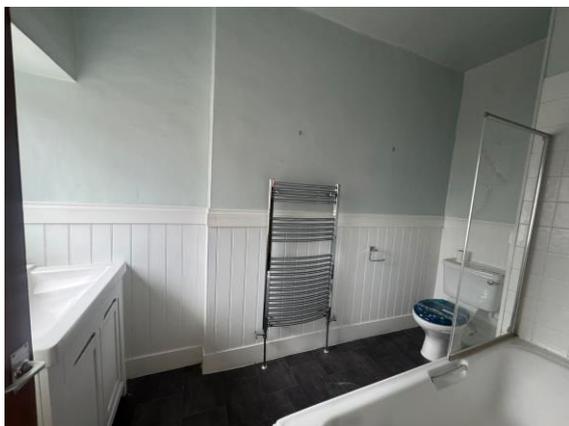
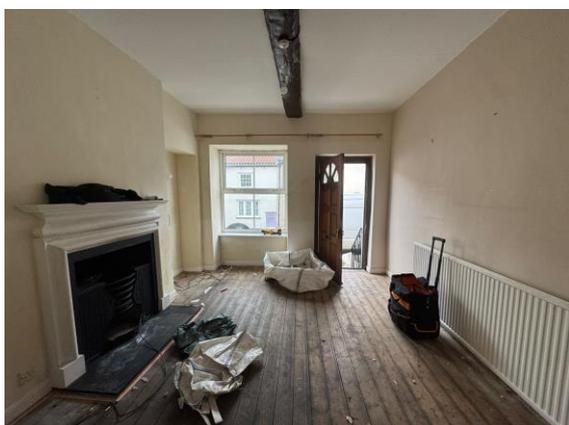
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## >> property images



**Your William H Brown office:** 4 Albert Street, HARROGATE, North Yorkshire, HG1 1JL  
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## >> **property images**

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## >> **floor plan**

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## >> **approval**

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	<b>Signature</b>	<b>Date</b>
<b>Claire Lowcock</b>		
<b>Michelle Dodwell</b> <b>Lsl Property Services Plc</b>		

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