



2 Pleasant Row, KNARESBOROUGH

£300,000 Freehold

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A charming two-bedroom stone-built period cottage offering well-presented and versatile accommodation, together with an attractive front garden and a large, private plot with vehicular access and off-road parking. Pleasant Row occupies an attractive position just off Greengate Lane, close to Scriven and Jacob Smith Park, while Knaresborough town centre is within comfortable walking distance.

Outside, the cottage is approached through a gated private right of way and has an attractive enclosed garden to the front. To the rear is a useful shed with power. A separate and particularly generous enclosed garden is positioned at the end of the row, accessed via the private right of way. This excellent outdoor entertaining space features mature fruit trees, established borders, a pergola, pond, summerhouse, lockable storage container and a grapevine within a small greenhouse. The plot also benefits from vehicular access and off-road parking.

Council Tax band: C

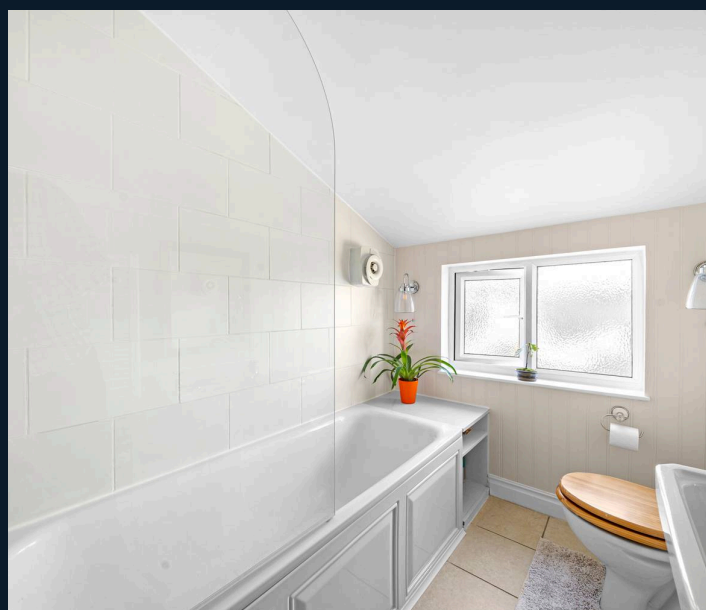
Tenure: Freehold

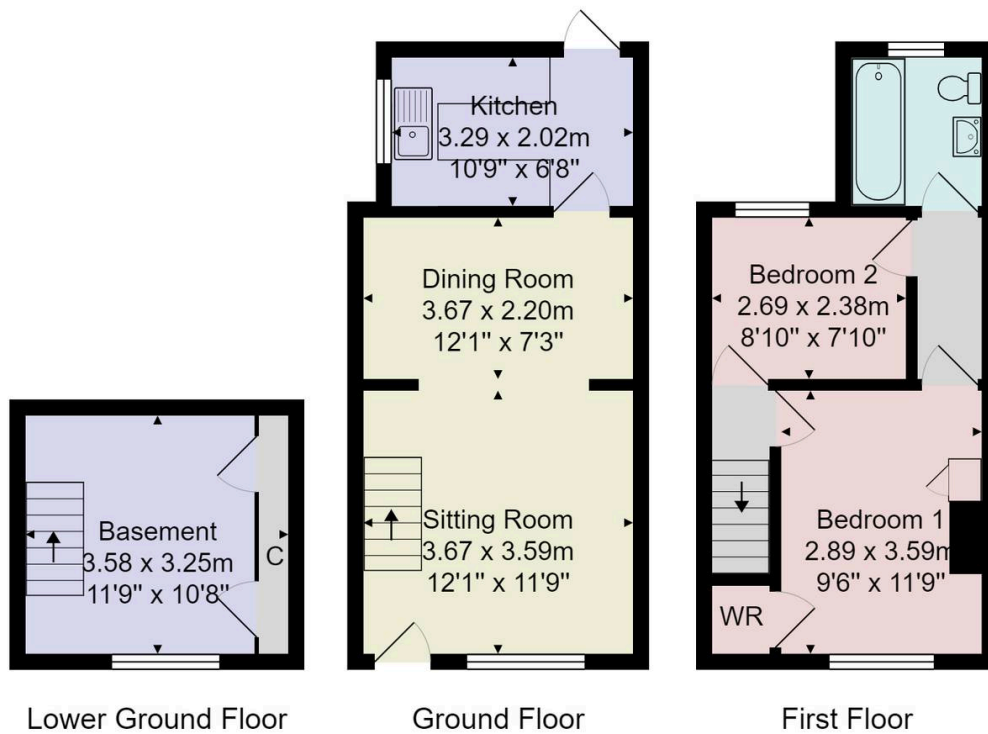


The ground floor has an attractive open-plan arrangement, with the sitting room flowing through to the dining area and kitchen. The sitting room features oak flooring and a fireplace housing a wood-burning stove, while the adjoining dining area provides space for a table and chairs. Beyond is the well-equipped kitchen, fitted with a range of wall and base units and complemented by a window and rooflight, together with an external stable door to the rear.

On the lower ground floor is a spacious additional reception room with exposed ceiling beams, fitted shelving and a window to the front providing natural light. Currently used as a snug, this versatile space would also make an excellent home office or playroom.

To the first floor are two bedrooms and the house bathroom. The main bedroom is a good-sized double with fitted wardrobes, ornamental fireplace and sash window. Bedroom two has interconnecting doors to both the main bedroom and landing, providing flexibility to be used as a separate bedroom or dressing room. The bathroom is fitted with a white suite comprising a bath with shower above, washbasin and WC.





Total Area: 66.3 m² ... 714 ft²

All measurements are approximate and for display purposes only.

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