



44 Scriven Road, Knaresborough, North Yorkshire, HG5 9EJ

£425,000

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A well-proportioned three-bedroom detached home occupying a generous corner plot, ideally positioned directly opposite Jacob Smith's Park and enjoying immediate access to open green space and walking routes.

The property offers spacious accommodation throughout and presents an excellent opportunity for buyers seeking a family home with scope to personalise.

The property is situated in a delightful position on the edge of Jacob Smith's Park, close to Scriven, and within easy walking distance of Knaresborough town centre, where there is an excellent range of amenities on offer including bars, restaurants and shops, together with a railway station providing transport links to Harrogate, Leeds, York and London.





The ground floor opens via a welcoming entrance hall with staircase rising to the first floor and access to a convenient cloakroom fitted with WC, washbasin and shower.

The living room is a generous reception space featuring a central fireplace which creates a natural focal point. An archway opens into the dining room, providing a connected yet defined layout that works well for both everyday living and entertaining. From the living room, sliding doors lead directly into the conservatory, which enjoys a pleasant outlook over the garden and offers versatile additional reception space - ideal as a garden room, playroom or home office.



The kitchen is fitted with a range of wall and base units complemented by ample worktop space and benefits from a window overlooking the garden. The layout provides good storage and preparation space and a recently fitted hob and oven.

To the first floor are three well-proportioned bedrooms. The principal bedroom is a generous double with fitted wardrobes, as is bedroom two, while bedroom three offers flexibility as a single bedroom or study. The house bathroom is fitted with a three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC.

OUTSIDE

Externally, the property stands within wraparound gardens predominantly laid to lawn, enclosed by timber fencing and enhanced by established shrubs and trees providing maturity and privacy. The gardens offer excellent space for families and outdoor entertaining.

A further significant feature is the detached double garage, providing secure parking and valuable additional storage, together with driveway space.

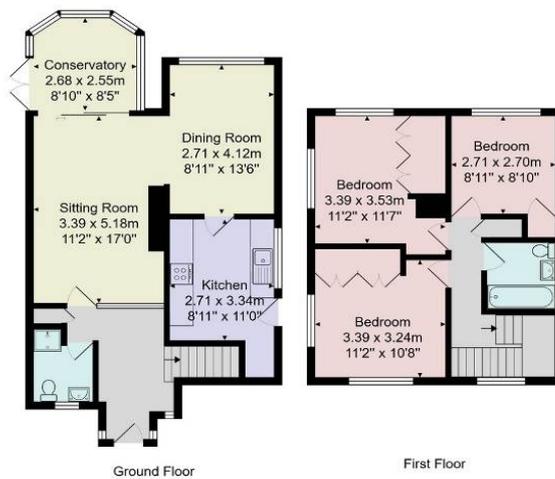
AGENT'S NOTE

The property has the benefit of a recently fitted central heating boiler.

Tenure - Freehold

Council Tax Band - D





Total Area: 105.1 m² ... 1132 ft²
 All measurements are approximate and for display purposes only.
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