



17 Victoria Avenue, Knaresborough, North Yorkshire, HG5 9EU

£425,000

Guide Price

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A charming three-bedroom period townhouse with generous usable attic space and gardens to the front and rear, ideally positioned in a highly sought-after residential district of Knaresborough close to the beautiful Jacob Smith Park.

Set within a desirable residential district of Knaresborough, this delightful family home offers an abundance of character throughout, with well-proportioned accommodation arranged over three floors. The ground floor features an inviting entrance hall with traditional banister staircase, a bay-fronted sitting room, a breakfast kitchen, a formal dining room, utility and a rear porch. To the upper floors, the property provides three generous bedrooms, a spacious house bathroom and a usable attic space accessed via a fixed staircase currently used as a study/studio and additional bedroom space.

Externally, the home enjoys an attractive front garden and a low-maintenance paved garden to the rear, complete with storage and rear access.





GROUND FLOOR

ENTRANCE HALL

Banister staircase to 1st floor, Useful under-stairs cupboard. Central heating radiator and doors leading to –

SITTING ROOM

Sash bay windows to the front. Coal-effect gas fire. Central heating radiator

BREAKFAST KITCHEN

Fitted with a range of wall and base units, work surfaces, inset sink and five-ring gas hob. Electric double oven, Space for American-style fridge / freezer. Sash window to rear, central heating radiator.

DINING ROOM

Space for a family dining table. Central heating radiator.

UTILITY ROOM

Plumbing and space for washing machine. Shelving.

REAR ENTRANCE PORCH

FIRST FLOOR

Open landing with doors leading to –

BEDROOM 1

Fitted wardrobes, Sash window to the front and central heating radiator

BEDROOM 2

Sash window to the rear and central heating radiator.

BEDROOM 3

Sash window to the front and central heating radiator.

HOUSE BATHROOM

Panelled bath, separate shower enclosure, low-flush WC and pedestal washbasin. Airing cupboard housing cylinder immersion tank. Central heating radiator. Sash window to the rear.

ATTIC

Converted in the late 1980s, a useful and usable large attic spaces with fixed staircase giving access. Velux windows Provide lots of natural light and delightful views towards Jacob Smith Park.

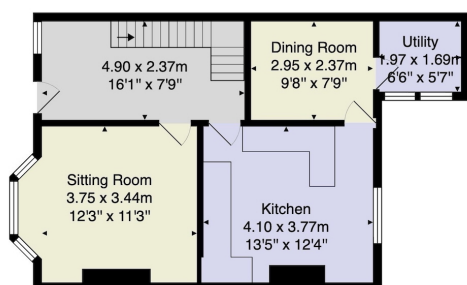
OUTSIDE

An attractive garden to the front with low-level stone wall and wrought-iron hand gate, shaped lawn, mature borders and shrubs and fence to perimeter. To the rear there is a low-maintenance, paved garden with rear access gate.

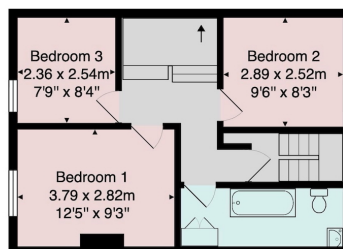
Tenure - Freehold

Council Tax Band - D

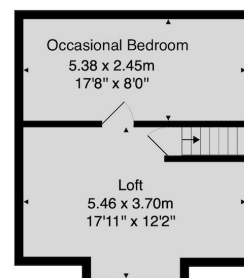




Ground Floor



First Floor



Second Floor

Total Area: 98.5 m² ... 1060 ft² (excluding store, loft)

All measurements are approximate and for display purposes only.
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