



## 8 Gatekeeper Close, Knaresborough

£290,000 Guide Price



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A well presented modern semi-detached home, occupying a quiet cul-de-sac position within this popular area of Knaresborough. The property offers spacious and practical accommodation throughout, together with an enclosed rear garden and off-street parking, and is conveniently located close to local amenities, schools and attractive countryside walks.

The accommodation is arranged over two floors and includes three double bedrooms, en suite facilities, modern kitchen and spacious reception room, making it ideally suited to family living.

#### OUTSIDE

To the front of the property there is off-street parking.

To the rear there is an enclosed garden with side access, providing an attractive and practical outdoor space.

The property forms part of a quiet and convenient residential development within easy reach of Knaresborough's excellent amenities and surrounding countryside.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



#### GROUND FLOOR

The ground floor accommodation includes a spacious reception room providing a comfortable sitting area.

There is a modern fitted kitchen with a range of stylish units and space for dining, together with access to the rear garden.

A useful downstairs WC completes the ground floor accommodation.

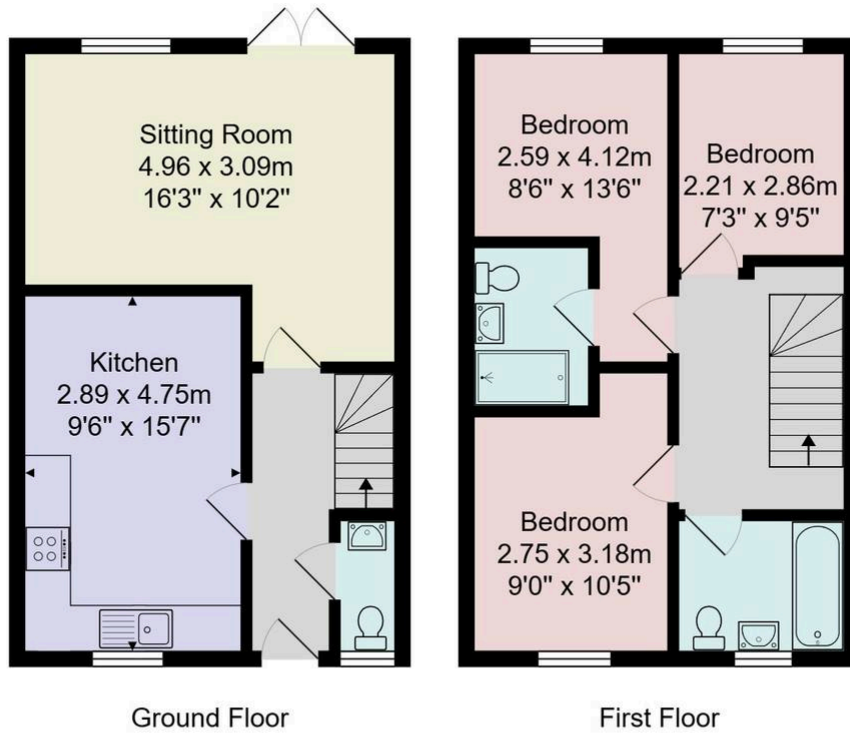
#### FIRST FLOOR

On the first floor there are three double bedrooms, including a principal bedroom with modern en suite shower room.

The remaining bedrooms are served by a family bathroom fitted with a modern suite.

A boarded loft with ladder access provides useful additional storage space and potential for future use, subject to any necessary consents.





Ground Floor

First Floor

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