



17 Birkdale Avenue, Knaresborough

£435,000 Guide Price



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A spacious four-bedroom detached family home occupying a delightful plot with mature front and rear gardens, ample off-street parking and a single garage, enjoying a peaceful position within a quiet cul-de-sac in this highly sought-after residential location.

Having been lovingly maintained over many years, this attractive detached home offers generous and well-balanced accommodation throughout, complemented by beautifully established gardens. Offering excellent space for family living, the property presents an exciting opportunity for a purchaser to further personalise and enhance if desired.

Occupying a peaceful position within a highly regarded residential cul-de-sac, the property is ideally placed for excellent local amenities, well-regarded schools, transport links and nearby countryside walks. Combining generous accommodation, established gardens and an enviable setting, this is a wonderful opportunity to acquire a spacious family home in one of the area's most desirable residential locations.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



The accommodation opens via a spacious entrance hall incorporating a useful ground floor WC and staircase leading to the first floor. The generous sitting room is centred around an attractive feature fireplace and opens through to the dining room, creating an ideal space for both everyday family living and entertaining. A glazed door from the dining room provides direct access to the rear garden. The kitchen is fitted with a comprehensive range of wall and base units, complemented by generous work surfaces and ample space for a breakfast table. A side door leads into a useful utility area, which in turn provides access to the conservatory. Enjoying attractive views over the beautifully maintained rear garden, the conservatory offers a versatile additional reception room and a peaceful place to relax throughout the year.

To the first floor, a generous landing leads to four well-proportioned bedrooms, all enjoying pleasant outlooks over the surrounding gardens. The accommodation is served by a modern family shower room fitted with a contemporary suite comprising a walk-in shower, wash hand basin and WC.

Outside, the property is approached via a driveway providing ample off-street parking and access to the single garage. The attractive front garden is a particular feature, centred around a magnificent mature oak tree which creates an impressive setting. To the rear lies a beautifully established, private and enclosed garden, predominantly laid to lawn with well-stocked borders, mature shrubs and specimen trees, providing a wonderful setting for outdoor dining, entertaining and relaxation.





Total Area: 148.5 m² ... 1598 ft²

All measurements are approximate and for display purposes only.

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