



**Inman Grove, Knaresborough**  
**Asking Price £220,000**

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A generous mid town house offering spacious three bedroom family living accommodation, with a private lawned rear garden, and being offered for sale with both vacant possession and no onward chain.



## Accommodation

An ideal opportunity for first time buyers and professional couples to acquire this spacious mid-town house which is set at this convenient location within walking distance of Knaresborough High Street.

Internally, the property is entered from the front into an entrance hall which has a staircase leading to the first floor accommodation.

The principal reception room is a spacious lounge located at the front of the house having a fitted gas fire set within an exposed brick surround. The lounge benefits from a television aerial point, picture rail and radiator.



Located at the rear of the house is a breakfast kitchen which has a range of built-in light oak base units to three sides with laminated worktops and inset sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks. The kitchen houses the gas fired central heating boiler and includes gas and electric points for cooking, plumbing for a washing machine and space for a fridge freezer unit.



There is ample space for a freestanding breakfast table, and a uPVC framed double glazed rear door leads out onto the garden beyond. There is a walk-in pantry cupboard and generous understairs storage area.

To the first floor are three double bedrooms with bedroom one positioned at the rear of the house having a built-in wardrobe. All three bedrooms benefit from radiators and double glazed casement windows.



There is a separate w/c with low flush toilet, and the internal accommodation is completed by a shower room which has a pedestal wash hand basin and walk-in shower cubicle with full height waterproof panelled splashbacks.

## To the Outside

The property fronts onto Inman Grove having a rectangular front garden which is laid to lawn, herbaceous borders and surrounding fenced boundaries. A central dividing alleyway gives access through into the rear garden.



Adjoining the rear elevation is a flagged patio which steps out onto a rectangular garden beyond which is extensively laid to lawn with surrounding fenced and hedged boundaries. A brick-built store is included within the sale.

Crucially, the property is being offered for sale with both vacant possession and no onward chain.

## Notes

Tenure: Residential

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: 270\* Mb/s download speed

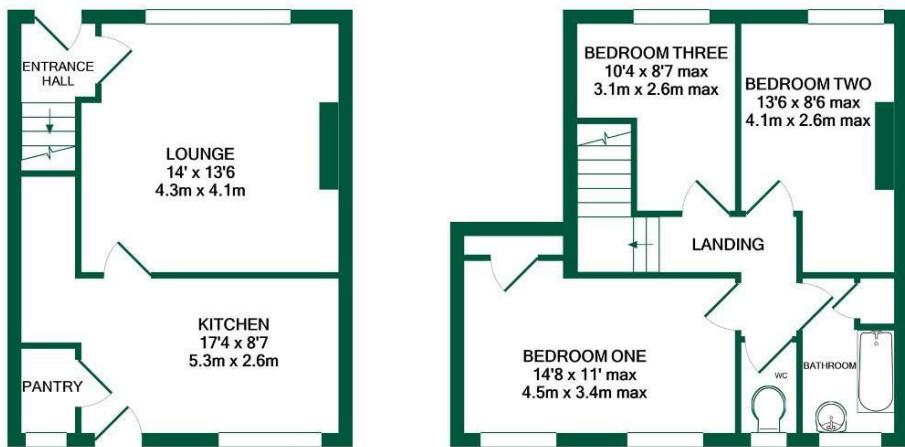
EPC Rating: C

Council Tax: B - North Yorkshire County Council

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01423 867700

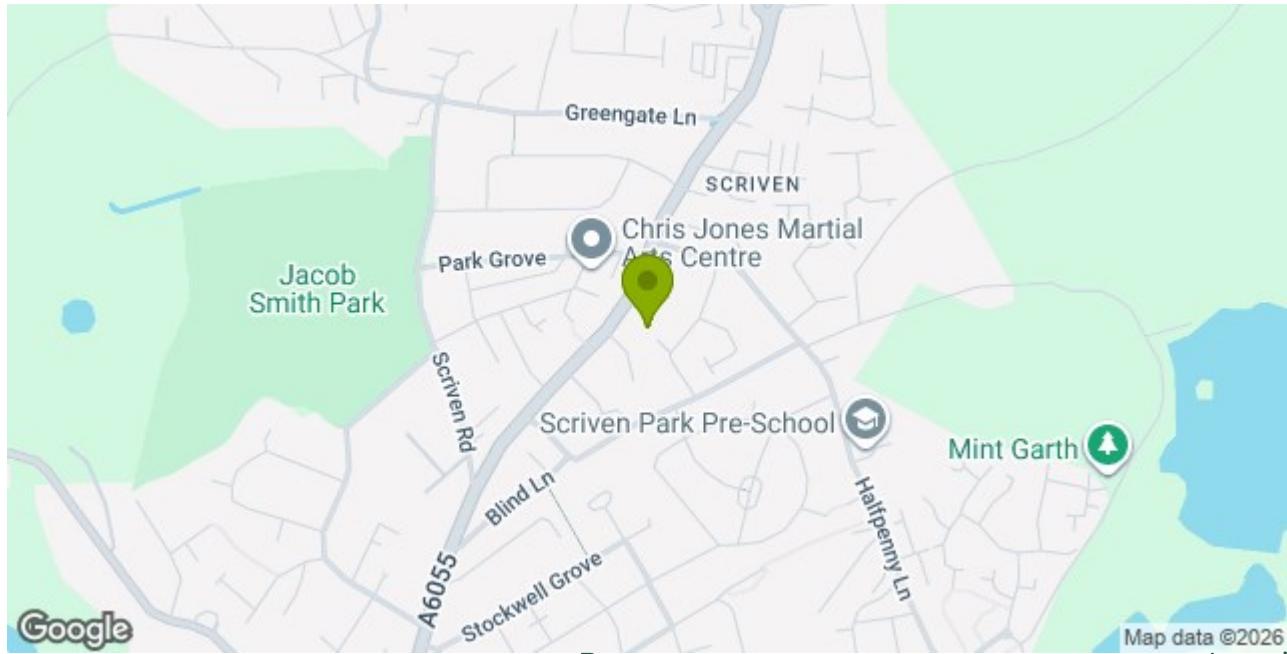
\* Download speeds vary by broadband providers so please check with them before purchasing



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TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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