



Briggate, Knaresborough

£250,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

S

Est. 1871

Briggate,
Knaresborough HG5
8BH

£250,000

*** NO ONWARD CHAIN ***

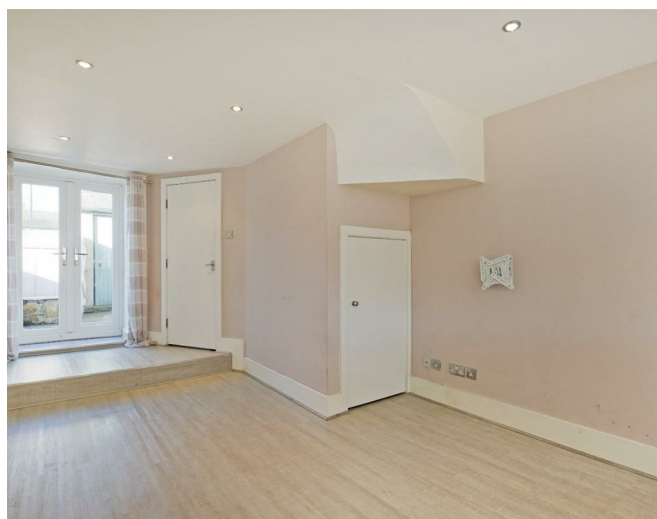
A delightful period terraced cottage with accommodation set across four floors featuring and benefitting from off road parking and a delightful rear courtyard. The property is conveniently located within easy reach of the town centre which supports excellent facilities and amenities.

The property is entered at the front through a panelled front entrance door into a spacious through lounge which is the principal reception room having twin radiators, a built-in under stairs storage cupboard, television aerial point and French doors leading out onto the rear courtyard beyond.

The property features a lower ground floor kitchen which has a modern range of built-in units to three sides with rounded edged worktops and inset stainless steel sink unit. There is an additional range of high-level storage cupboards with ceramic tiled splashbacks. The kitchen includes a built-in electric oven with four-point induction hob unit and brushed stainless steel extractor canopy. The kitchen also includes recessed ceiling downlighters, vinyl flooring and a radiator.

From the kitchen is a separate utility area with additional fitted work top, high level storage cupboard and ceiling downlighters. There is also plumbing for a washing machine on the lower ground floor.

The first double bedroom is located on the first floor being a spacious double overlooking Briggate. The bedroom includes a



Tenure: Freehold
Services/Utilities: Mains, Electricity,
Water and Sewerage are understood to
be connected
Broadband Coverage: 1800Mb* Mb
download speed
EPC Rating: E (50)
Council Tax: C - North Yorkshire County
Council
Current Planning Permission: No current
valid planning permissions

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



double fronted wardrobe, laminated flooring, recessed ceiling
downlighters and radiator.

There is a house bathroom also located on the first floor having
a traditional three-piece suite comprising a low flush wc,
pedestal wash hand basin and inset bath with wall mounted
shower attachment and full height tiled splashbacks. The
bathroom also includes a radiator and ceiling downlighters.

Finally, there is a second double bedroom located on the top
floor having twin double glazed rooflights in addition to a
dormer window to the front elevation. The bedroom features a
double radiator, includes recessed storage accommodation
and ceiling downlighters.

The property overlooks Briggate having stepped access to the
front door of the property with covered storm porch. Crucially
the property includes a single allocated off road parking space
set within the front courtyard.

There is a delightful rear courtyard garden which is extensively
flagged with stone raised corner seat. A brick and tiled
outbuilding providing useful external storage is included
within the sale.

The property benefits from gas fired central heating
throughout and is being offered for sale with both vacant
possession and no onward chain.

In accordance with Anti-Money Laundering Regulations, we
are required to carry out identity and anti-money laundering
checks on all purchasers. A non-refundable fee of £30 + VAT
(£36 including VAT) per purchaser is payable for these checks.
The fee must be paid before we can issue a Memorandum of
Sale to the solicitors and is non-refundable should the
purchase subsequently not proceed

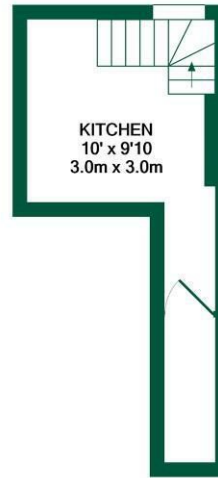
Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

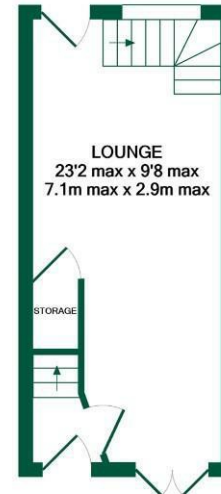
Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900



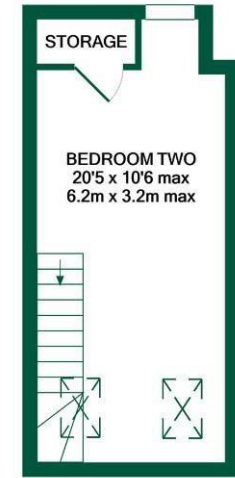
BASEMENT LEVEL
APPROX. FLOOR
AREA 142 SQ.FT.
(13.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 259 SQ.FT.
(24.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 233 SQ.FT.
(21.7 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 234 SQ.FT.
(21.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 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.

