



17 Greengate Lane, Knaresborough

£375,000 Offers Over



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A well-maintained and extended three-bedroom semi-detached family home, revealing generously proportioned accommodation throughout, together with ample off-street parking, a single garage with workshop, and an attractive enclosed south-facing rear garden. Occupying a desirable position on the edge of Scriven and just a short distance from Knaresborough town centre, the property offers excellent scope for cosmetic updating to suit individual tastes and requirements.

Externally, the property enjoys attractive and easily maintained gardens. To the front, the garden has been thoughtfully landscaped with a central stone terrace and established flowerbed borders. A brick-paved driveway provides ample off-street parking and leads to a single garage with adjoining workshop area, providing excellent storage and workspace potential. An external gardener's WC provides additional convenience.

A particular feature of the property is the enclosed south-facing rear garden, which enjoys a good degree of privacy and sunshine throughout the day. A paved terrace provides the ideal space for outdoor dining and entertaining, leading onto a lawned garden with well-stocked flowerbed borders.

The property is ideally positioned for access to the extensive amenities of Knaresborough, including a wide range of shops, cafés, restaurants, recreational facilities and well-regarded schools. The town's railway station provides convenient rail connections, whilst the Southern Bypass and A1(M) offer excellent transport links to the principal commercial centres of North and West Yorkshire.

Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: D



A welcoming reception hall provides an attractive introduction to the home and leads through to the well-appointed ground floor accommodation. The bay-fronted lounge features a striking log-burning stove, creating a warm and inviting focal point, whilst an attractive archway opens into the dining room, providing an excellent entertaining space with French doors leading directly onto the south-facing rear garden. The kitchen is fitted with a range of wall and base units complemented by generous work surfaces and integrated appliances, offering excellent practicality for everyday family living.

To the first floor there are three well-proportioned bedrooms together with an extended family bathroom fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, wash hand basin and WC. An airing cupboard with useful linen shelving provides additional storage.

While certain aspects of the interior would now benefit from cosmetic updating, the property has been well cared for and is presented in a clean and tidy condition throughout. Offering generous room proportions and excellent scope for further improvement, it presents an exciting opportunity for purchasers to modernise and personalise the home to suit their own tastes and requirements.





Ground Floor

First Floor

Total Area: 102.8 m² ... 1106 ft²

All measurements are approximate and for display purposes only.

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