



FREEHOLD

House

**57**  
**BOROUGHBRIDGE**  
**ROAD,**  
**KNARESBOROUGH,**  
**HG5 0ND**

**£417,500**

FEATURES



# 4 Bedroom House located in Knaresborough

This charming Victorian mid-terrace home is situated in the highly sought-after market town of Knaresborough and offers beautifully presented, spacious accommodation throughout. The property has been thoughtfully extended to the ground floor, creating a versatile and well-balanced living space ideal for modern family life.

Upon entering, you are welcomed by an entrance vestibule leading into a traditional entrance hall, setting the tone for the character and warmth found throughout the home. The ground floor boasts a generous living room, an additional sitting room, and a separate dining room, providing flexible reception spaces perfect for both relaxing and entertaining. To the rear, a modern fitted kitchen is well-appointed with contemporary units and flows seamlessly into a bright conservatory, overlooking the garden.

To the first floor, the property offers four well-proportioned bedrooms, three of which are comfortable doubles. The family bathroom has been tastefully upgraded in keeping with the period style of the house and benefits from a separate shower enclosure.

Externally, the property enjoys gardens to both the front and rear, offering pleasant outdoor space for relaxation and recreation.

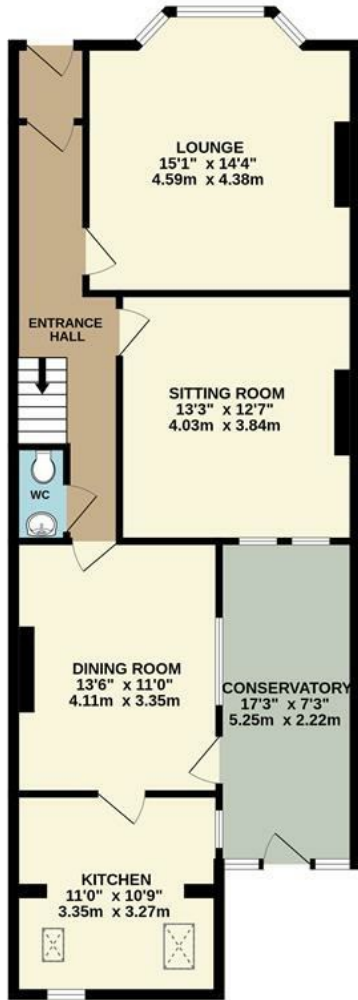
This is a wonderful opportunity to acquire a characterful and spacious home in a desirable location, combining period features with modern enhancements.

- Charming Victorian mid-terrace property

- Located in the desirable market town of Knaresborough
- Extended ground floor providing additional living space
- Entrance vestibule and welcoming entrance hall
- Spacious living room and separate sitting room
- Formal dining room ideal for entertaining
- Modern fitted kitchen with contemporary units
- Bright conservatory overlooking the rear garden
- Four well-proportioned bedrooms
- Three generous double bedrooms
- Upgraded family bathroom in keeping with the property's character
- Separate shower enclosure
- Gardens to both front and rear
- Ideal family home combining period features with modern living
- Convenient location close to local amenities, schools, and transport links



KNARESBOROUGH | THE OLD POST OFFICE, 81-83 HIGH STREET, KNARESBOROUGH, HG5 0HL



GROUND FLOOR



FIRST FLOOR



TOTAL APPROX. FLOOR AREA 1636 SQ.FT. (152.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Council Tax Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

