



4 Manse Mews, Manse Lane

£300,000 Freehold

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A superb three-bedroom modern semi-detached home offering both spacious and well appointed accommodation, situated in a most convenient position within a short walk of excellent schools and Knaresborough town centre, whilst being well placed for daily commuting to Yorkshire's principal business district, being just two minutes' drive from the bypass.

Offered with no onward chain, this three bedroom semi-detached ECO home with solar panels , presents impressive accommodation throughout including three bedrooms and two bathrooms, enclosed garden, secure gated parking and garage.

A internal viewing is essential to appreciate the overall the size and quality of this delightful home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

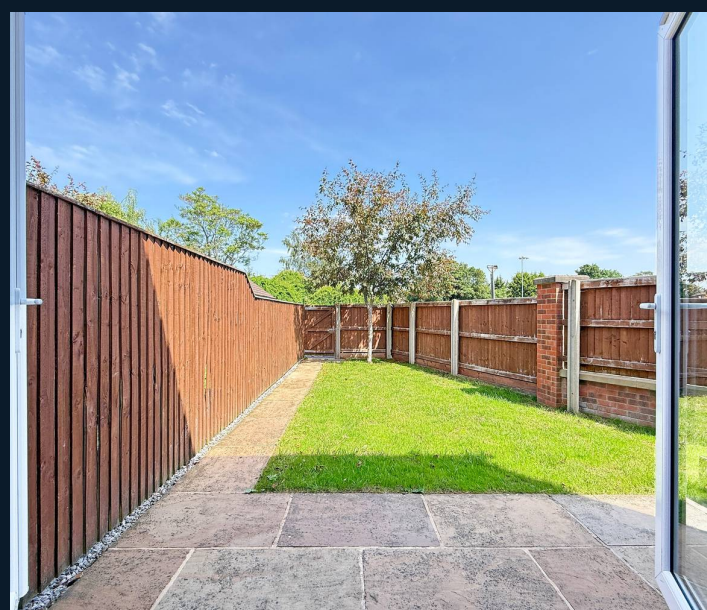
EPC Environmental Impact Rating: B

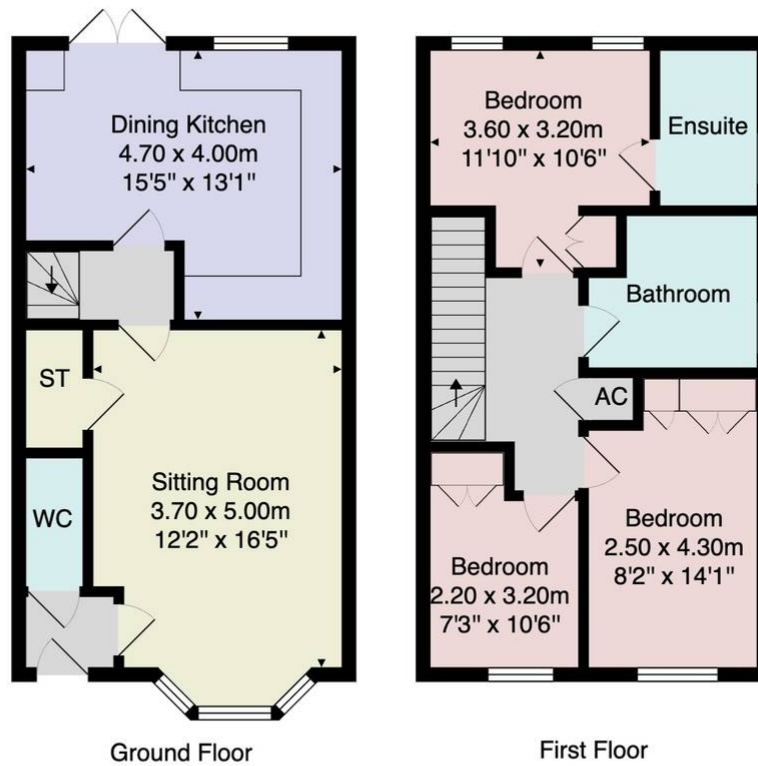


Fronted by an attractive lawn garden with hedged boundary, the accommodation with under floor heating to the entire ground floor opens via a covered entrance to a hall with guest w/c and space for cloak hanging. The spacious sitting room to the front elevation has a feature fireplace and access to the useful under stairs storage. An inner hall leads through to the impressive dining kitchen which boasts modern units with integrated appliances, granite work surfaces and tiled floor. French doors open out to the securely enclosed garden which is mainly laid to lawn, and beyond the garages is an additional outdoor space belonging to the property which presents a flagged patio area with sunken lighting ideal for outdoor entertaining or use as an additional parking space. There is also another piece of garden belonging to the property behind the garage building. The parking area and garage, with storage space above, is secured by remotely operated electric gates. To the first floor, the central landing branches to a stylish house bathroom with over bath shower and under floor heating, and three bedrooms all with built in wardrobes, the main bedroom having an en-suite shower room also with under floor heating.

Outside

Securely enclosed garden which is mainly laid to lawn, and beyond the garages is an additional outdoor space belonging to the property which presents a flagged patio area with sunken lighting ideal for outdoor entertaining. There is also another piece of garden belonging to the property behind the garage building. Secure gated off street parking for 2 vehicles in front of the garage and additionally at the end of the garage building. Single garage with power.





Total Area: 88.7 m² ... 954 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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