1 Beech Grove, Knaresborough

Offers Over £275,000

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A beautifully presented and deceptively spacious end-of-terrace home occupying a pleasant position within a quiet cul-de-sac on the fringe of Knaresborough town centre. Offering generous living accommodation, a large loft space, attractive gardens and covered off-street parking, this charming property combines character, practicality and convenience in equal measure.

Occupying a desirable position on a private road within a peaceful cul-de-sac, the property enjoys the perfect balance of tranquillity and convenience. Knaresborough's vibrant town centre is within easy reach and offers an excellent range of shopping, dining, recreational and educational facilities. For commuters, the town's railway station provides connections to the national rail network, whilst the nearby southern bypass gives swift access to the A1(M) and the wider motorway network.

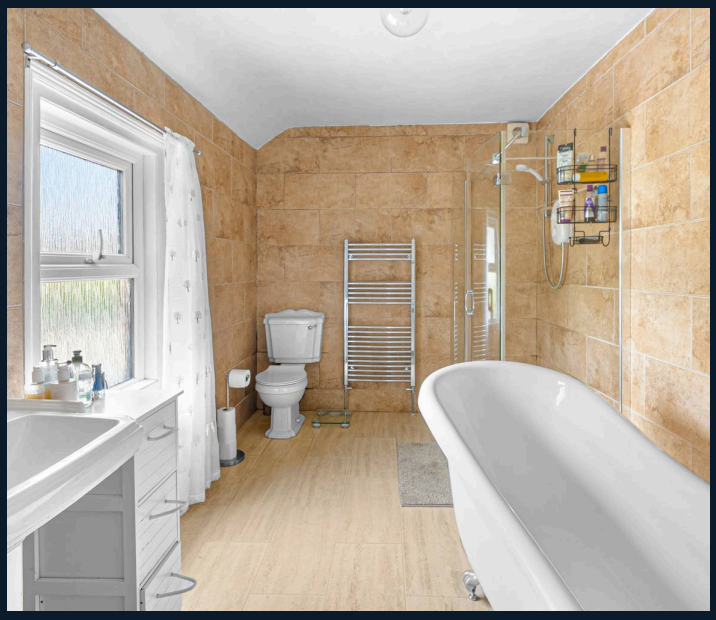
EPC: D. Council Tax: B. Freehold

The accommodation comprises a spacious bay-fronted living room featuring an attractive fireplace and pleasant views over the front garden. An opening leads through to a generous dining room, creating an excellent space for both everyday living and entertaining, with a further fireplace adding character and charm.
To the rear, the modern fitted kitchen is appointed with a range of shaker-style wall and base units, complemented by wood-effect worktops and ample space for appliances. Large windows and a glazed door provide excellent natural light and direct access to the rear of the property.

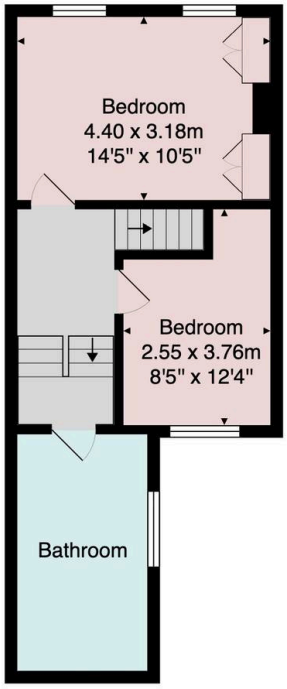
To the first floor are two generously proportioned bedrooms and a particularly spacious house bathroom. The principal bedroom is a superb double room benefiting from fitted wardrobes and dual windows, while the stylish bathroom is fitted with a freestanding bath, separate shower enclosure, wash basin, WC and heated towel rail.

A fitted staircase rises from the landing to a substantial loft room with exposed timbers and two roof windows. Currently utilised as a bedroom, this versatile space offers excellent flexibility and could equally serve as a home office, hobbies room, guest accommodation or additional living area.

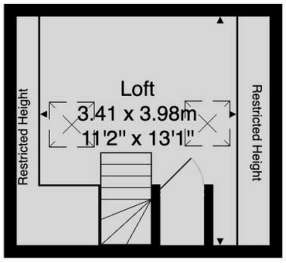
Externally, the property enjoys an attractive lawned front garden with mature planting, colourful borders and established shrubs, creating an appealing first impression. To the rear is an enclosed courtyard-style garden providing a seating area, together with a covered car port and useful outbuilding/store. The end-of-terrace position affords a greater sense of outdoor space than many neighbouring properties.



Ground Floor



First Floor



Second Floor

Total Area: 101.9 m² ... 1097 ft²
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