



9 Bond End, KNARESBOROUGH

£269,950



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A delightful three-bedroom Grade II Listed cottage offering deceptively spacious accommodation and a wealth of character throughout, enjoying a convenient position within walking distance of Knaresborough town centre, railway station, local amenities and scenic riverside walks.

Retaining many original features, including exposed beams, period fireplaces and vaulted ceilings, the property successfully combines period charm with practical modern living. Offered to the market with no onward chain, this appealing home is likely to suit a wide range of purchasers, including professionals, downsizers, investors and those seeking a distinctive property in a highly desirable location.

Offering an increasingly rare combination of charm, space, convenience and parking, this delightful cottage presents an excellent opportunity to acquire a character home in one of North Yorkshire's most desirable market towns.

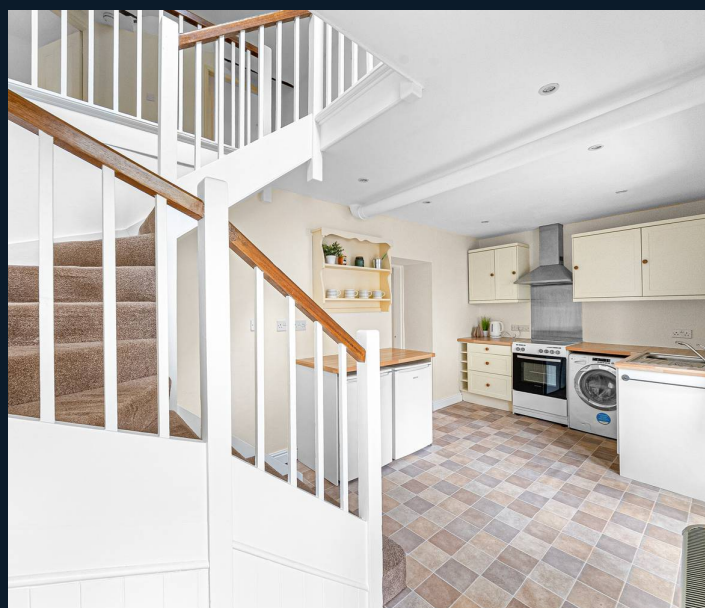
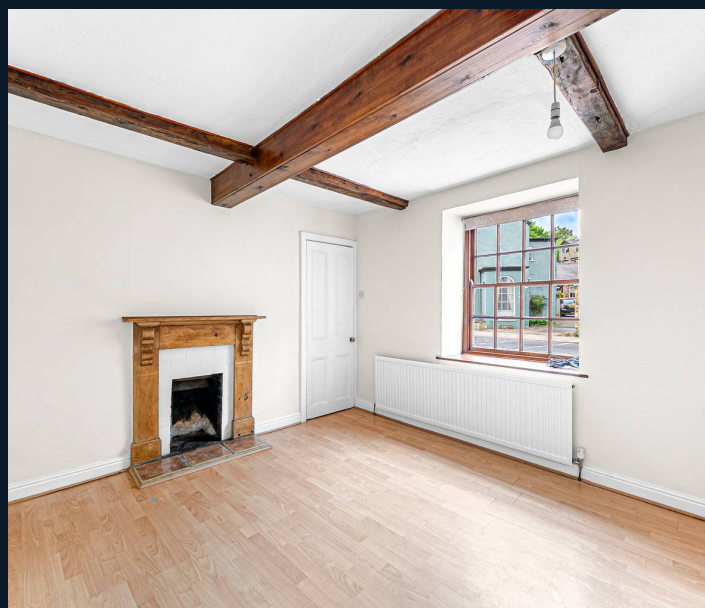


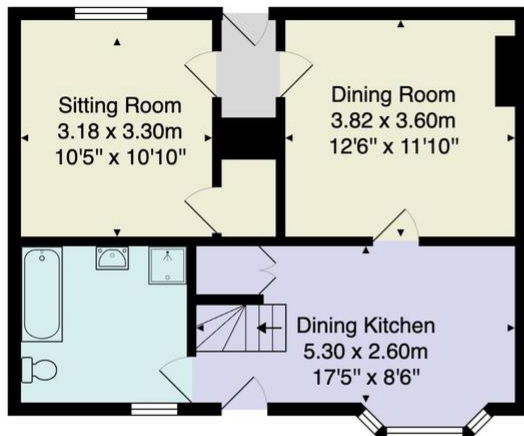
The accommodation opens into a spacious breakfast kitchen, forming the heart of the home and providing a welcoming entrance space. Fitted with a range of cream wall and base units complemented by timber-effect work surfaces, the kitchen enjoys an attractive bay window that fills the room with natural light and creates an ideal breakfast area. There is ample space for appliances together with useful under-stair storage.

The property benefits from two well-proportioned reception rooms, both showcasing the cottage's period appeal. The living room features exposed ceiling beams, a feature fireplace and a large front-facing window providing excellent natural light. The separate dining room is equally versatile, with exposed beams and ample space for formal dining, a second sitting room or home office.

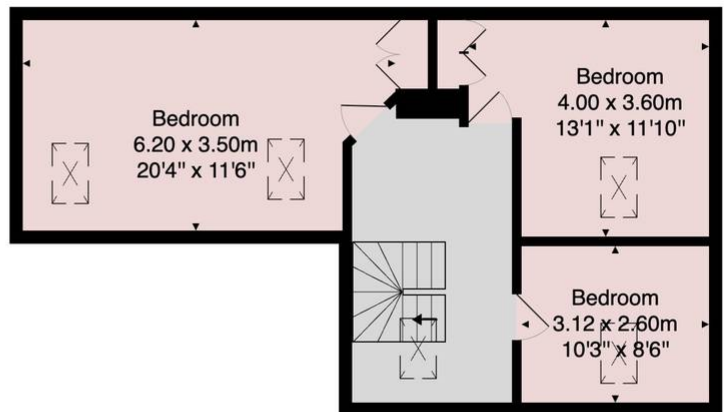
Completing the ground floor is a generous house bathroom fitted with a white suite comprising a panelled bath, separate walk-in shower enclosure, pedestal wash hand basin and low-level WC. The room is finished with tiled flooring and benefits from two windows providing natural light and ventilation.

To the first floor, a particularly impressive galleried landing creates a wonderful sense of space. Vaulted ceilings, exposed beams and rooflight windows combine to create a bright and airy environment, with the landing offering additional flexibility as a study area or reading space.





Ground Floor



First Floor

Total Area: 109.9 m² ... 1183 ft²

All measurements are approximate and for display purposes only.

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