



3 Coronation Terrace, Knaresborough

£350,000



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An attractive two bedroom stone-built terraced house, occupying a convenient position close to Knaresborough and enjoying attractive views over the surrounding countryside. The property benefits from exceptional outside space, including a large garden, double carport, garage and a substantial garden office, making it a rare opportunity for a property of this type.

The location offers excellent access to Knaresborough, the southern bypass and the A1(M), making it ideal for commuters whilst still enjoying a semi-rural outlook.

OUTSIDE

A particular feature of the property is the exceptional outdoor space.

Immediately to the rear of the house there is an enclosed courtyard garden providing an excellent outdoor sitting and entertaining area with direct access from the kitchen.

Beyond the courtyard is a double carport providing covered parking for two vehicles and access to a single garage.

A further highlight is the substantial rear garden, comprising lawned areas, planted borders and various seating areas.

Located within the garden is a large timber garden office with glazed bi-folding doors overlooking the garden, providing an excellent work-from-home space, studio or additional recreational area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR

A welcoming entrance hall with fitted storage cupboard leads into the principal accommodation.

The sitting room is a spacious reception room with window to the front elevation and an attractive fireplace with open fire.

To the rear of the property is a generous dining kitchen providing space for sitting and dining areas together with a fitted kitchen comprising a range of units with gas hob, integrated oven and space for additional appliances.

FIRST FLOOR

There are two bedrooms on the first floor.

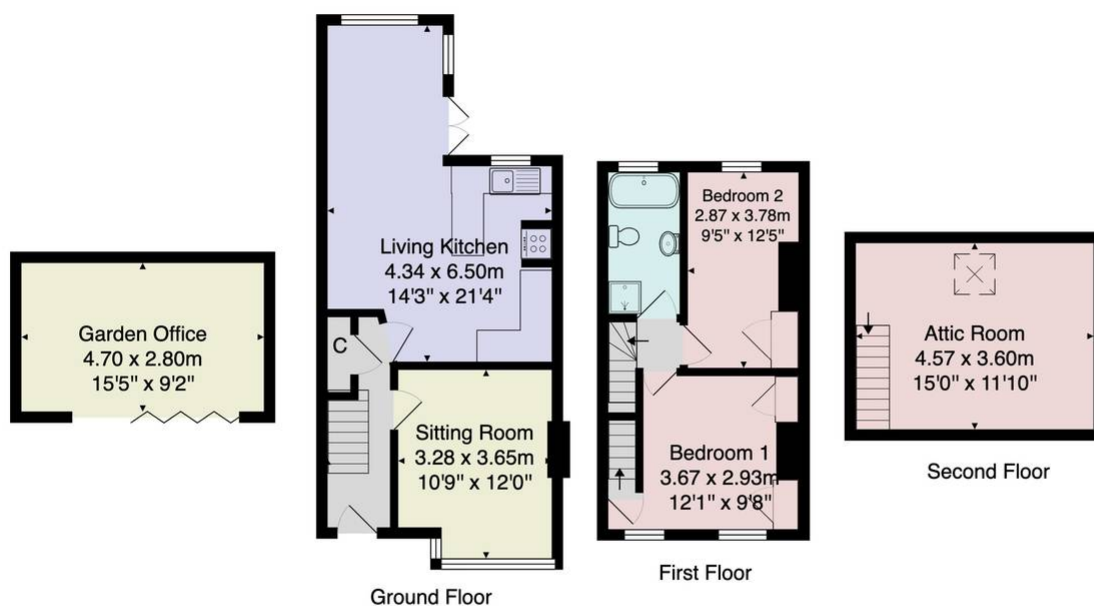
The principal bedroom benefits from fitted wardrobes and an attractive feature fireplace.

The bathroom is fitted with a stylish suite comprising WC, washbasin, freestanding bath and separate shower.

SECOND FLOOR

Fixed stairs lead to an attic room providing useful additional accommodation, ideal for use as a dressing room, home office, hobby room or occasional living space.





Total Area: 93.1 m² ... 1002 ft²

All measurements are approximate and for display purposes only.

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