



7 Park Grove, Knaresborough

£325,000

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A spacious sand well presented three-bedroom semi-detached house with off-street parking, a versatile home office/workshop and a delightful private rear garden, situated in a highly sought-after residential location. The accommodation briefly comprises an entrance hall with useful understairs storage cupboard, leading through to an attractive living room with staircase to the first floor. The living room flows seamlessly into a well-proportioned dining room, enjoying pleasant views over the private rear garden, creating an ideal space for both everyday family living and entertaining.

The property is conveniently located within easy reach of the excellent shopping, leisure and schooling facilities available in this popular market town. A railway station with mainline connections is nearby, while pleasant walks can be enjoyed at Jacob Smith Park. The property also enjoys excellent access to the southern bypass and the A1(M), providing convenient links to the principal commercial centres of North and West Yorkshire.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

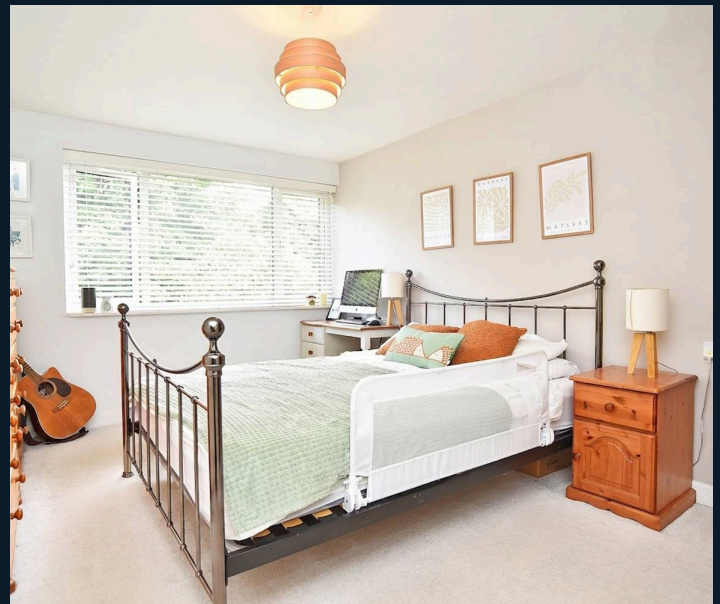


The modern fitted kitchen is equipped with a range of matching wall and base units, complementary work surfaces, a double oven, four-ring gas hob with extractor hood above, integrated fridge and freezer, and space and plumbing for a dishwasher.

To the first floor are two generous double bedrooms, a third single bedroom and a contemporary house bathroom, fitted with a white three-piece suite and shower over the bath.

Externally, the property benefits from a driveway providing ample off-street parking. Double opening doors give access to a useful store area incorporating a workbench, sink, plumbing for a washing machine and space for a tumble dryer. Beyond this is a separate workshop, currently utilised as a home office, making it an excellent option for those working remotely.

To the front is an open-plan lawned garden, while the standout feature of the property is the delightful enclosed rear garden. Designed with both families and entertaining in mind, it includes a paved terrace, lawned garden, children's play area and attractive raised flower borders.





Total Area: 101.5 m² ... 1093 ft²

All measurements are approximate and for display purposes only.

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