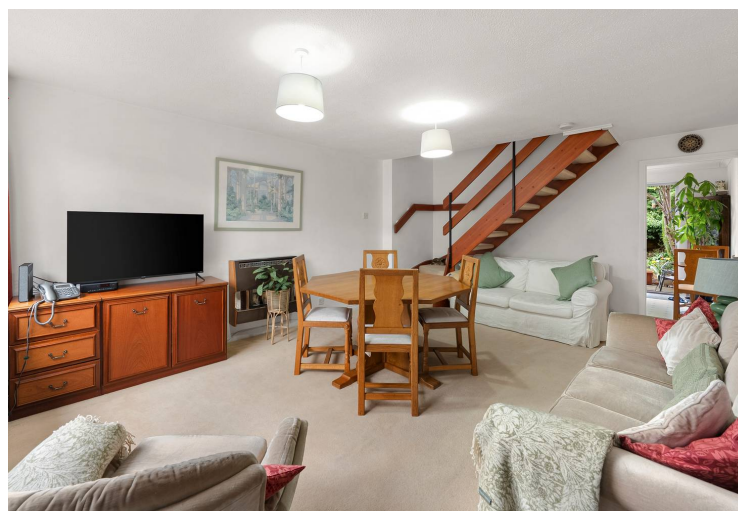




39 Dentdale Drive, Knaresborough

£260,000 Freehold



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented two bedroom semi-detached house occupying a quiet cul-de-sac position with pleasant private aspects to both the front and rear. The property offers well-proportioned accommodation together with generous parking, a single garage and an attractive garden.

The property is conveniently situated within easy walking distance of both primary and secondary schools and is also close to a gym, community centre, supermarkets and nearby parks, playing fields and children's play areas. St James Retail Park and the many varied amenities of Knaresborough town centre are also within easy reach, including Knaresborough railway station.

BROADBAND - INTERNET

Up to superfast 5500MBPS.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

An entrance porch leads into a spacious reception room providing ample space for both sitting and dining areas. The room features a wall-mounted fire and stairs rise to the first floor. To the rear is a fitted kitchen comprising a range of wall and base units together with space for appliances. A glazed door provides direct access to the rear garden.

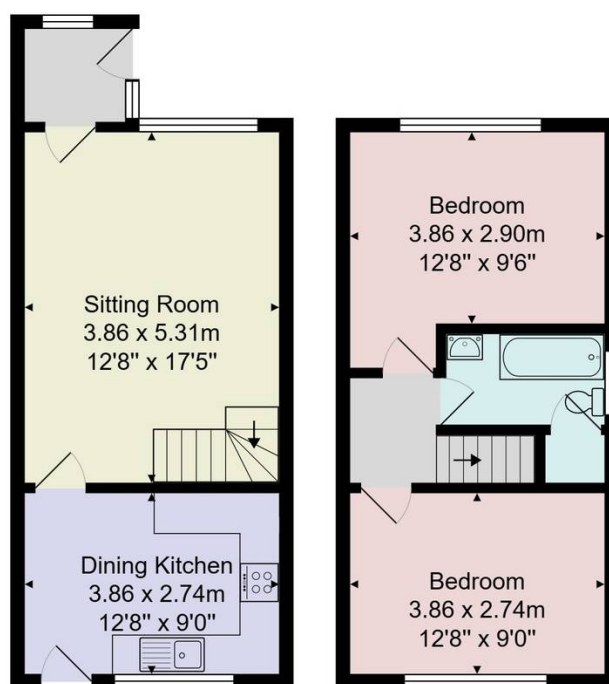
FIRST FLOOR

There are two good sized double bedrooms on the first floor. The accommodation is completed by a modern bathroom fitted with a white suite comprising a WC, washbasin and bath with shower above.

OUTSIDE

A generous driveway provides ample off-road parking and leads to a single garage. There is an attractive front garden together with a good sized enclosed rear garden comprising a lawn, planted borders and paved patio, providing a pleasant outdoor sitting and entertaining space.





Ground Floor

First Floor

Total Area: 65.8 m² ... 708 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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