



**2 The Garth, Greengate Lane, Knaresborough, HG5 9DS**

**£350,000**

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An extended three-bedroom house with generous, well-established gardens, situated in the sought-after village of Scriven on the edge of Knaresborough and within a short walk of the town centre.

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Combining village charm with modern improvements and a convenient location, this appealing home will suit a range of buyers. Early viewing is recommended to fully appreciate the space, light and setting on offer.





The spacious accommodation comprises an entrance porch and hallway, a recently fitted kitchen finished with contemporary units, quality worktops and a central island providing both preparation space and informal seating. The kitchen leads through to a bright and spacious dining room extension, featuring roof lanterns and French doors opening directly onto the rear garden, making it ideal for modern family living and entertaining. A comfortable and well-proportioned lounge with a feature fireplace is located to the front of the property, while a useful utility room completes the ground-floor accommodation.

To the first floor are three well-proportioned bedrooms, all enjoying pleasant views, along with a modern family bathroom fitted with a contemporary suite including a shower over the bath.

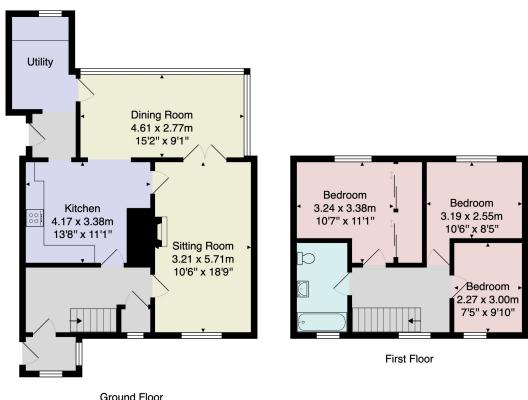
## OUTSIDE

Externally, the property benefits from well-established gardens to both the front and rear. The rear garden offers a good degree of privacy and includes lawned areas, planted borders and patio seating, ideal for relaxing, gardening and outdoor dining.

**Tenure** - Freehold

**Council Tax Band** - C

**EPC** - D



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