



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

£350,000

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

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.

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

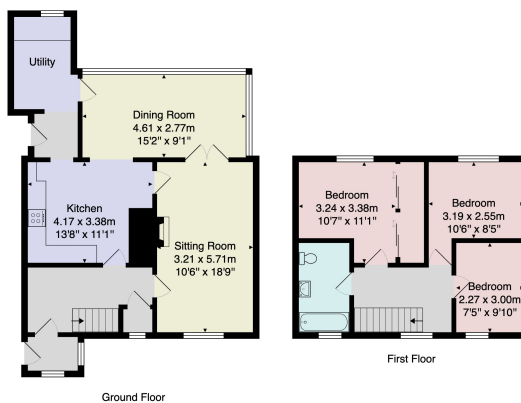
Externally, the property benefits from well-established gardens to both the front and rear. The rear garden offers a good degree of privacy and includes lawned areas, planted borders and patio seating, ideal for relaxing, gardening and outdoor dining.

Tenure - Freehold

Council Tax Band - C

EPC - D





Ground Floor

First Floor

Total Area: 113.5 m² ... 1222 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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk