

## 24 Kirkgate, Knaresborough

£250,000 Guide Price



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**A spacious two-bedroom end-terrace house requiring refurbishment and modernisation, occupying a secluded town centre setting just a short stroll from the railway station, riverside walks and the wide range of amenities that Knarborough has to offer.**

Outside, the property enjoys an enclosed front garden with mature shrubs, established planting and paved seating areas, providing an attractive outlook and a good degree of privacy. A side access path leads to an enclosed rear courtyard with timber decking and a ramp, creating an easily accessible outdoor space.

Occupying a tucked-away yet highly convenient position, the property is within easy walking distance of Knarborough's railway station, historic marketplace, picturesque riverside, cafés, restaurants and excellent local amenities. Offering the rare combination of a peaceful setting and exceptional town centre convenience, this is a property with enormous potential for buyers seeking a renovation project in a prime location.

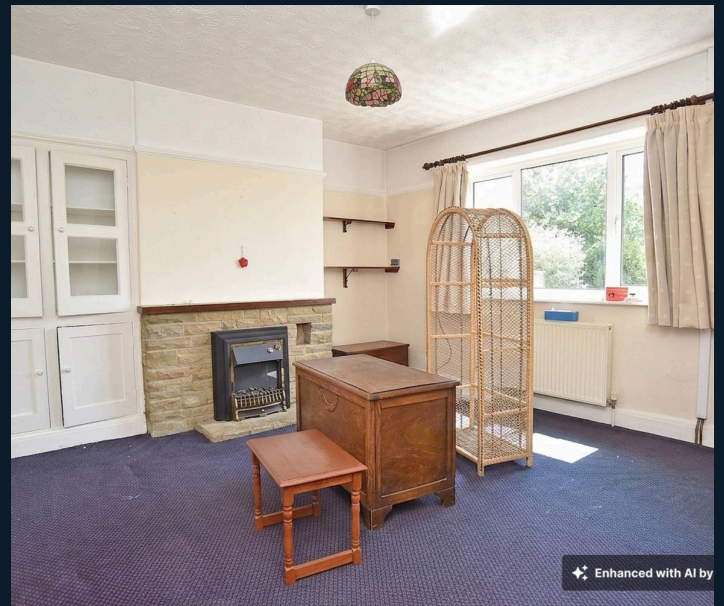
Council Tax band: C

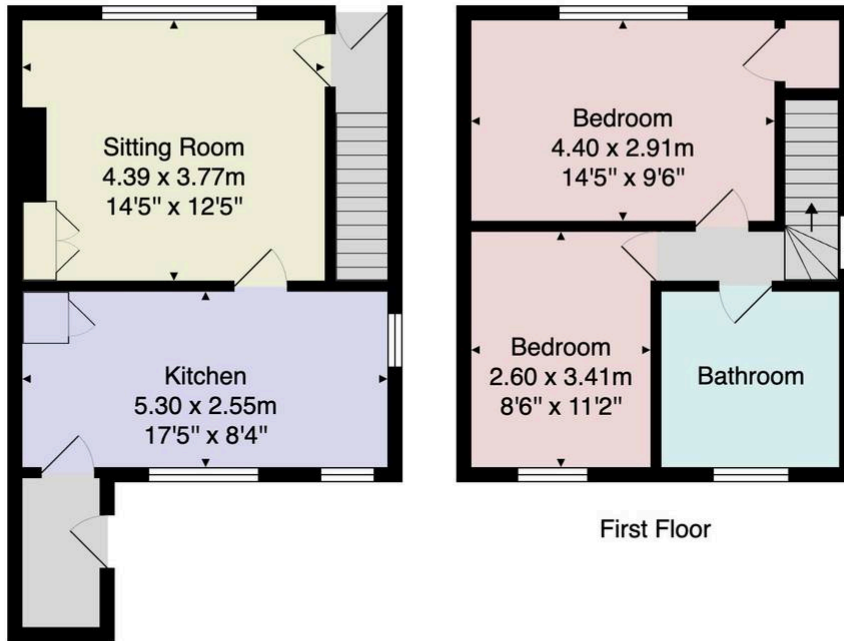
Tenure: Freehold



Requiring a comprehensive programme of refurbishment and modernisation, the property presents an excellent opportunity for buyers to create a fantastic home in one of Knaresborough's most sought-after locations. There is also scope to further enhance the accommodation by converting the loft space, subject to the necessary planning permission, Building Regulations approval and any other required consents.

The accommodation briefly comprises an entrance hall, sitting room with feature fireplace and fitted storage cupboards, kitchen with a range of fitted units and rear entrance porch. To the first floor are two double bedrooms and a spacious shower room.





Ground Floor

First Floor

Total Area: 71.5 m<sup>2</sup> ... 770 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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