



4 Castle Ings Court, Knaresborough

£400,000 Offers Over

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A beautifully presented modern family home, offering spacious accommodation arranged over three floors together with a private south-facing garden and off-road parking. Situated in a highly convenient location, the property is just a five-minute walk from Knaresborough railway station and the town's picturesque riverside, making it ideal for those seeking both excellent transport links and access to the many attractions of this historic market town.

The property provides stylish and contemporary accommodation throughout, with a superb dining kitchen opening onto the garden and four double bedrooms arranged over the upper floors. A particular feature is the attractive south-facing garden which enjoys an open aspect towards the river.

OUTSIDE

To the front of the property there is off-road parking for two vehicles together with an electric vehicle charging point.

To the rear is an attractive south-facing garden comprising lawned areas, patio seating and planted borders. The garden enjoys an open aspect towards the river and provides an excellent outdoor sitting and entertaining space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



GROUND FLOOR

A welcoming entrance hall provides access to the principal accommodation.

The sitting room is a spacious reception room with useful fitted storage cupboard.

There is also a cloakroom fitted with WC and washbasin.

To the rear of the property is an impressive dining kitchen with ample space for a dining table and bi-folding doors leading directly onto the garden.

The kitchen comprises a stylish range of modern fitted units and integrated appliances including an electric hob, oven, fridge freezer, dishwasher and washing machine.

FIRST FLOOR

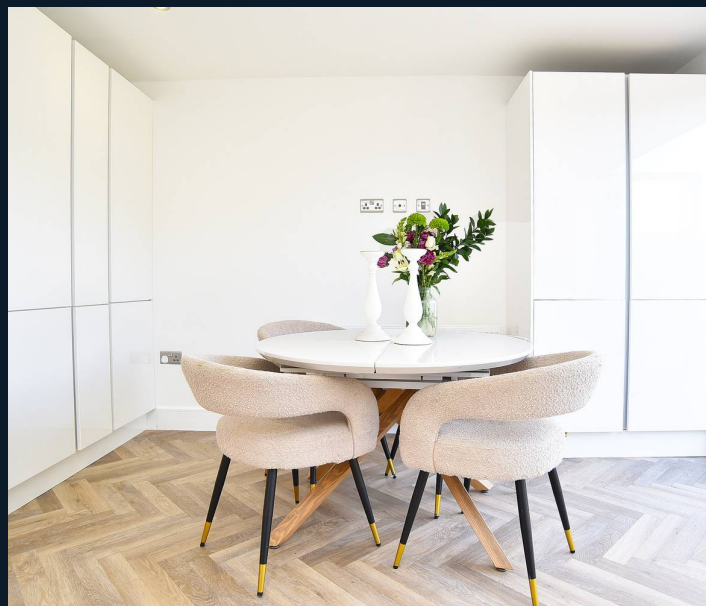
On the first floor there are two double bedrooms.

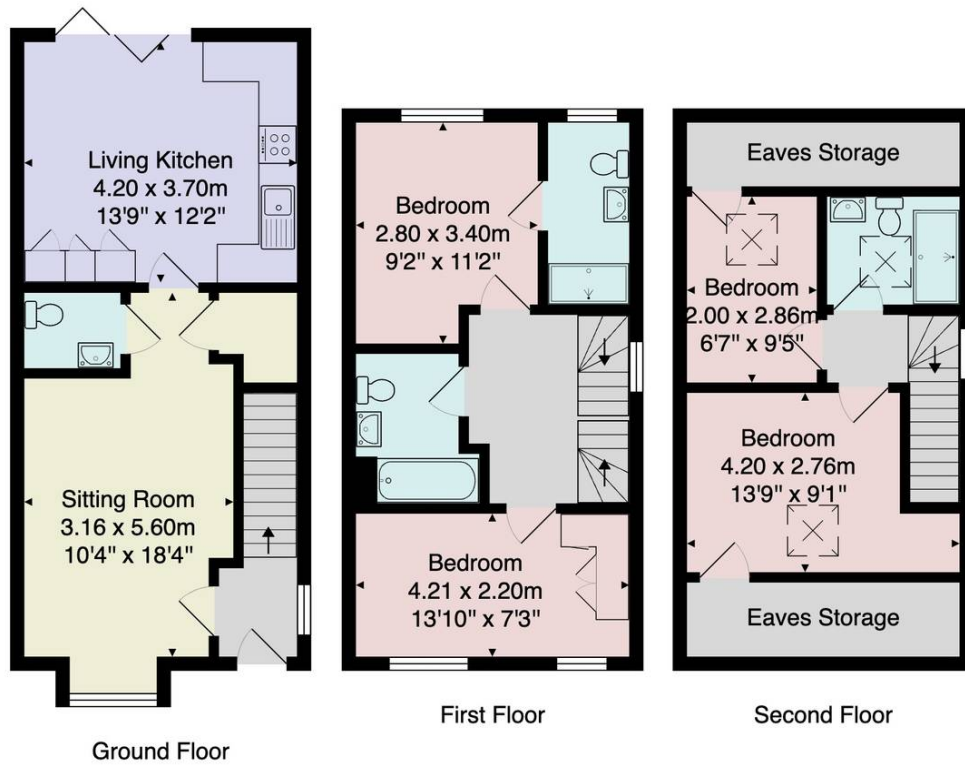
The principal bedroom benefits from a modern en suite shower room.

There is also a contemporary house bathroom fitted with a white suite comprising WC, washbasin set within a vanity unit and shower.

SECOND FLOOR

The second floor provides two further bedrooms together with an additional shower room fitted with WC, washbasin and shower.





Total Area: 109.6 m² ... 1180 ft²

All measurements are approximate and for display purposes only.

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