



12 Kensington Court, Knaresborough, North Yorkshire, HG5 0FH

£379,950

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A fantastic opportunity to purchase a spacious and beautifully presented modern four-bedroom semi-detached house providing high-quality accommodation over three levels, parking for two cars and an attractive garden.

The property is situated within this convenient position and forms part of this prestigious modern development in a quiet cul-de-sac setting. The high-quality accommodation comprises a stunning open-plan kitchen and living space on the ground floor, together with a downstairs WC. Upstairs, there are four bedrooms, including the main bedroom which has an en-suite shower room, in addition to the modern family bathroom. The driveway provides parking for two vehicles and there is an attractive rear garden.

Kensington Court is a high-quality small development situated in this convenient location, well served by local amenities and within easy walking distance of Knaresborough town centre.





GROUND FLOOR ENTRANCE HALL

LIVING AREA AND KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas and glazed doors leading to the garden. The kitchen comprises a range of high-quality fitted wall and base unit with worktop and breakfast bar and integrated appliances.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are three bedrooms on the first floor, two of which are double bedrooms and the third being a single room or office.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above.

SECOND FLOOR

MASTER BEDROOM

A large double bedroom with dressing area and built-in clothes storage and access to useful under-eaves storage space.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin and shower.

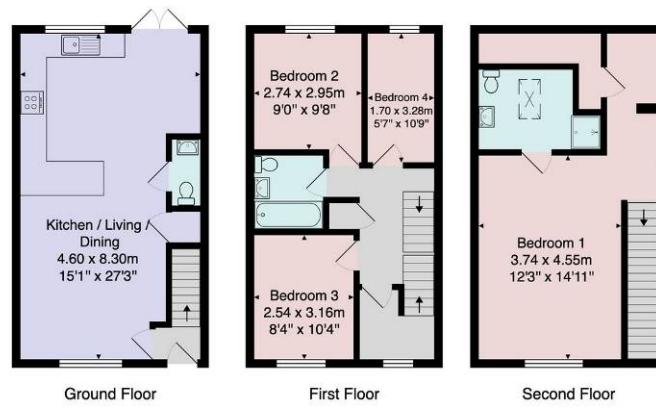
OUTSIDE

The front of the property a driveway provides parking for two vehicles. There is an attractive rear garden with artificial grass and sitting area.

Tenure - Freehold

Council Tax Band - D





Total Area: 114.5 m² ... 1233 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(58-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
www.EPC4U.com		