



16 Stockwell Road, Knaresborough

£350,000 Freehold



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious three bedroom semi-detached family home, occupying a generous plot with attractive gardens, ample off-road parking and useful outbuildings offering excellent potential for conversion into additional accommodation, subject to the necessary consents.

The property provides well maintained accommodation throughout and now offers buyers the opportunity to update and modernise to suit their own requirements. Situated in a highly convenient location within easy walking distance of Knaresborough town centre, the property is also close to highly regarded primary and secondary schools, making it ideal for family occupation.

OUTSIDE

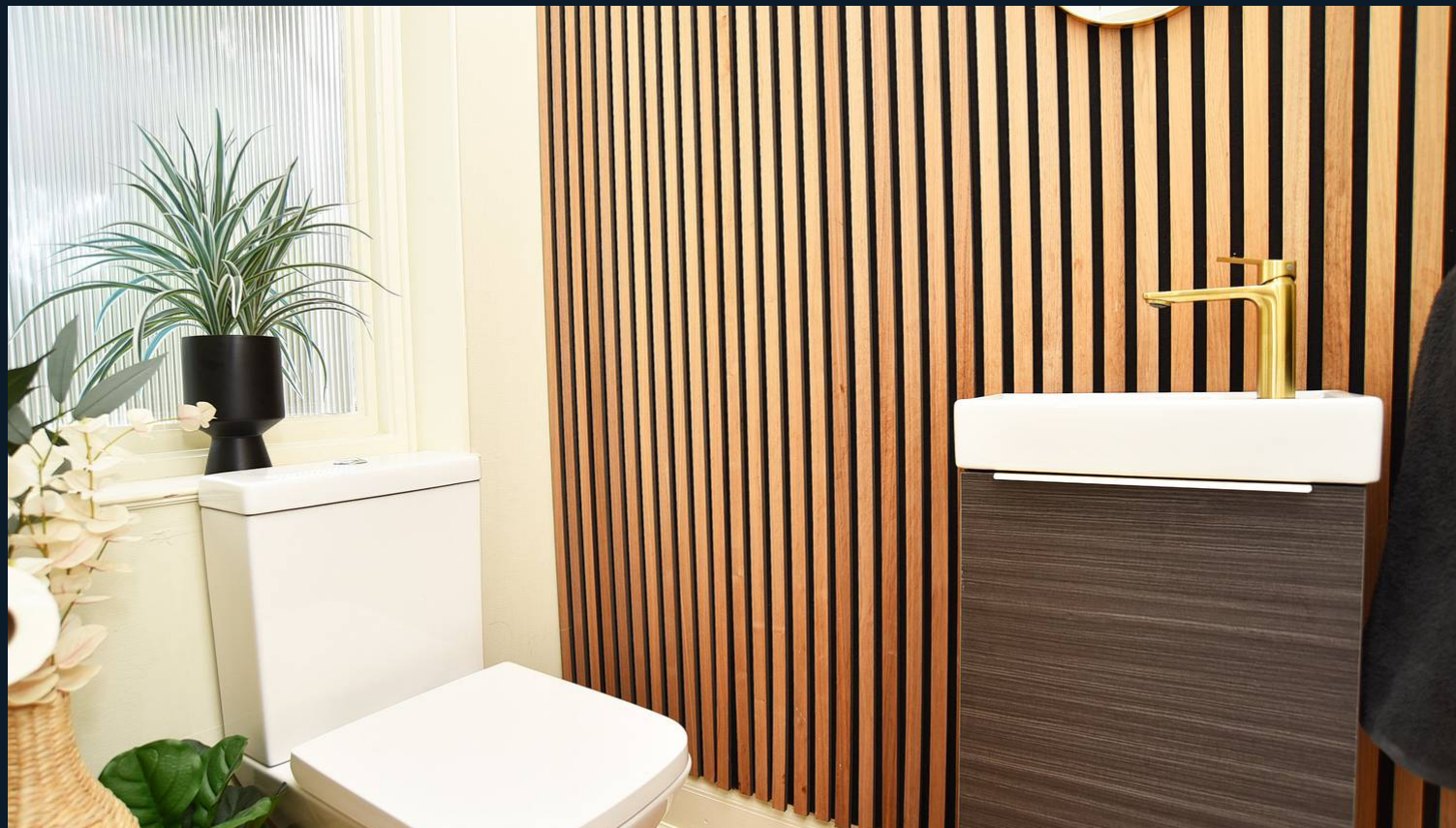
A gravelled driveway provides off-road parking for several vehicles and leads to a useful carport. There is a lawned garden to the front, whilst to the rear is an attractive garden with paved sitting areas and well-stocked planted borders. A particular feature of the property is the range of large outbuildings located at the end of the garden, offering excellent storage space and significant potential for conversion into additional accommodation, home office space or other uses, subject to obtaining the necessary consents.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



GROUND FLOOR

An entrance porch with windows and glazed door leads into the property. There is a cloakroom fitted with WC and washbasin. The sitting room is a spacious reception room with bay window to the front elevation, feature wood-burning stove and bespoke handcrafted fitted shelving and cupboards. A separate dining room provides an additional reception space with window overlooking the rear garden. The kitchen is fitted with a bespoke handcrafted range of wall and base units together with sink unit and space for appliances. There are windows to the side and rear elevations together with a useful understairs storage cupboard. A utility room provides additional fitted units, sink and space and plumbing for a dishwasher, washing machine and tumble dryer. There is also a garden room providing a further sitting area with attractive views over the garden.

FIRST FLOOR

The landing benefits from a fitted storage cupboard. There are three bedrooms, including two good-sized double bedrooms. The bathroom comprises a WC, washbasin, and bath with shower above, together with fitted storage and a cupboard housing the modern boiler.





Total Area: 107.5 m² ... 1157 ft² (excluding store)

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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