



## Briggate, Knarborough, HG5 8BQ

- Located in the charming market town of Knarborough
- Three well-proportioned bedrooms ideal for family living
- Sun terrace providing a spot to relax outdoors
- Walking distance to the high street and excellent transport links
- Early viewing highly recommended
- Unique character end terrace townhouse with stylish extension
- Two modern bathrooms, including en-suite to the main bedroom
- Rear garden with patio areas, lawn, pond, and far-reaching views
- Welcoming entrance hall leading into the main living areas
- Council Tax Band C

**Offers Over £300,000**



# Briggate, Knaresborough, HG5 8BQ

## DESCRIPTION

Located in the charming town of Knaresborough, this unique character property on Briggate offers a delightful blend of modern living and traditional charm. This thoughtfully extended, stylish end terrace townhouse boasts three well-proportioned bedrooms and two bathrooms, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious dining room and a comfortable sitting room, perfect for entertaining guests or enjoying quiet evenings. The lower ground floor features a contemporary kitchen, complete with ample space for a dining table, making it the heart of the home.

Ascend to the first floor, where a mezzanine area provides access to a convenient utility space and a guest cloakroom. A door from this level leads to a sun terrace, offering a lovely spot to relax and enjoy the outdoors. The second floor also houses a modern family bathroom, while the third floor is dedicated to the main bedroom, which includes an en-suite shower room for added privacy and convenience.

The property is accessed from Briggate via steps leading up to the front door, enhancing its character. A side gate provides easy access to the sun terrace and the rear garden, which features two patio areas and a lush lawn, all complemented by far-reaching views. A charming pond adds a tranquil touch to this outdoor space, making it perfect for family gatherings or peaceful afternoons.

With its prime location within walking distance of the high street and quick access to the train station, this property is not only a beautiful home but also a practical choice for modern living. Don't miss the opportunity to make this exceptional property your own.



### EPC

Energy rating D

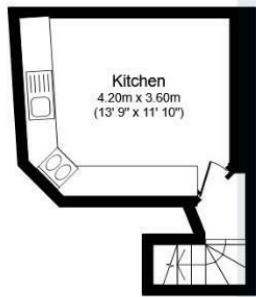
This property produces 5.6 tonnes of CO2

### Material Information

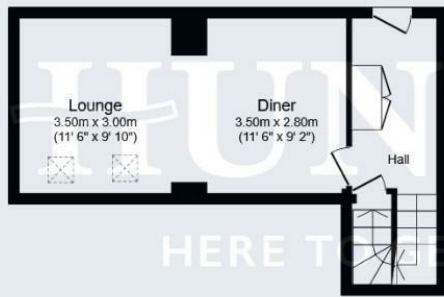
Tenure Type: Freehold

Council Tax Banding: C





Lower Ground Floor



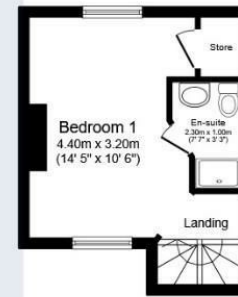
Ground Floor



First Floor



Second Floor



Third Floor

Total floor area 104.4 sq.m. (1,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

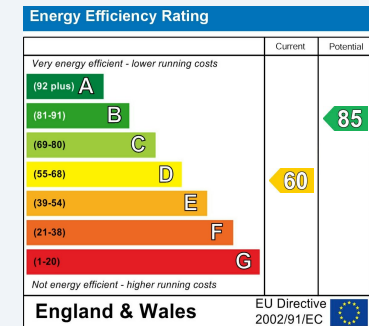
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

