



12 Tentergate Road, Knaresborough

Guide Price £425,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



An attractive and spacious four-bedroom semi-detached family home with driveway parking and enclosed gardens, ideally situated in this highly desirable and convenient residential location close to local amenities, schools and transport links.

The property offers well-proportioned and extended accommodation arranged over three floors, providing flexible living space well suited to modern family life.

Externally, the property enjoys an attractive front garden with lawn and established hedging creating a pleasant setting. A driveway to the side provides off-street parking and access to the rear garden.

The rear garden is fully enclosed and offers a wonderful outdoor space featuring a lawned garden and paved seating terrace ideal for outdoor dining and entertaining.

The property is situated within the sought after residential location and is within easy access of the town centre shopping, recreational and schooling facilities offered within this popular market town which has a railway station with mainline links.

Council Tax band: D

EPC: C

Tenure: Freehold



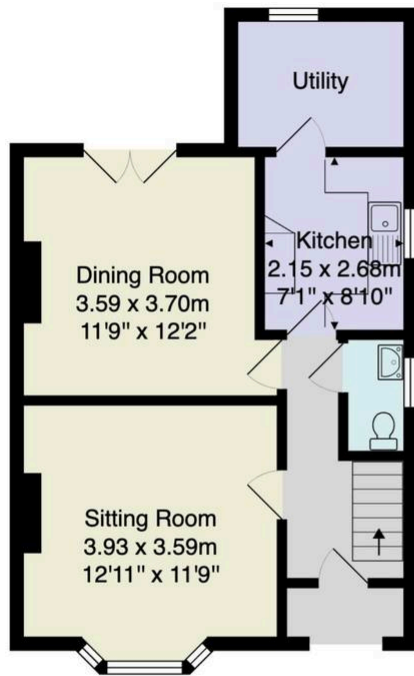
A welcoming entrance hall provides access to the principal reception rooms and staircase to the first floor. To the front of the property is a bright and elegant bay-fronted sitting room featuring an attractive fireplace and generous proportions for comfortable seating. Double doors open through to the dining room, creating a sociable flow of living space ideal for both everyday living and entertaining. The dining room enjoys a pleasant outlook to the rear and benefits from French doors opening directly onto the garden, allowing excellent natural light and easy access to outdoor seating areas. The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a sink unit. A separate utility room provides additional space for appliances and storage, and there is also the benefit of a ground floor WC, offering added convenience for everyday family living.

To the first floor there are three well-proportioned bedrooms served by a spacious house bathroom fitted with a white suite comprising a bath with shower over, pedestal wash basin and WC.

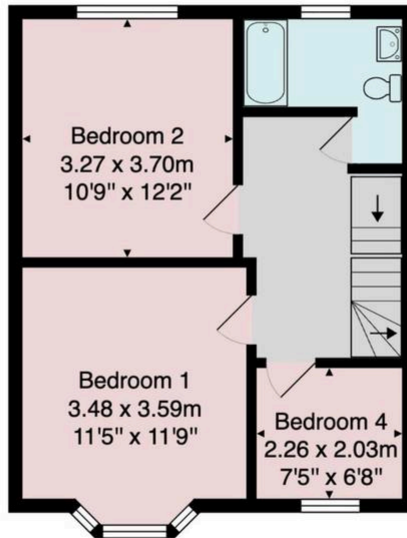
The principal bedroom features an attractive bay window to the front elevation and benefits from fitted wardrobes providing useful storage. A second double bedroom with fitted wardrobes overlooks the rear garden, while the third bedroom provides a versatile space ideal as a child's bedroom, nursery or home office.

Occupying the entire second floor is a spacious double bedroom featuring exposed beams and rooflight windows allowing excellent natural light. The room also benefits from useful eaves storage and offers flexible use as a guest bedroom, teenager's room or additional principal bedroom.

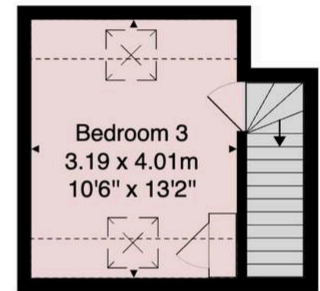




Ground Floor



First Floor



Second Floor

Total Area: 110.4 m² ... 1189 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

