



5 Claro Mews, Knaresborough

£289,950 Freehold

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A beautifully presented two-bedroom modern mid-terrace townhouse with the rare benefit of a garage and private parking, occupying an enviable position overlooking Knaresborough's picturesque waterside. A particular highlight of the property is the attractive elevated terrace, providing a wonderful outdoor entertaining space with delightful views towards the River Nidd and the surrounding woodland. Offered for sale with no onward chain

The property with its high-quality finish, peaceful setting and outstanding location offers an ideal opportunity as a thriving holiday let, permanent residence, second home or investment property.

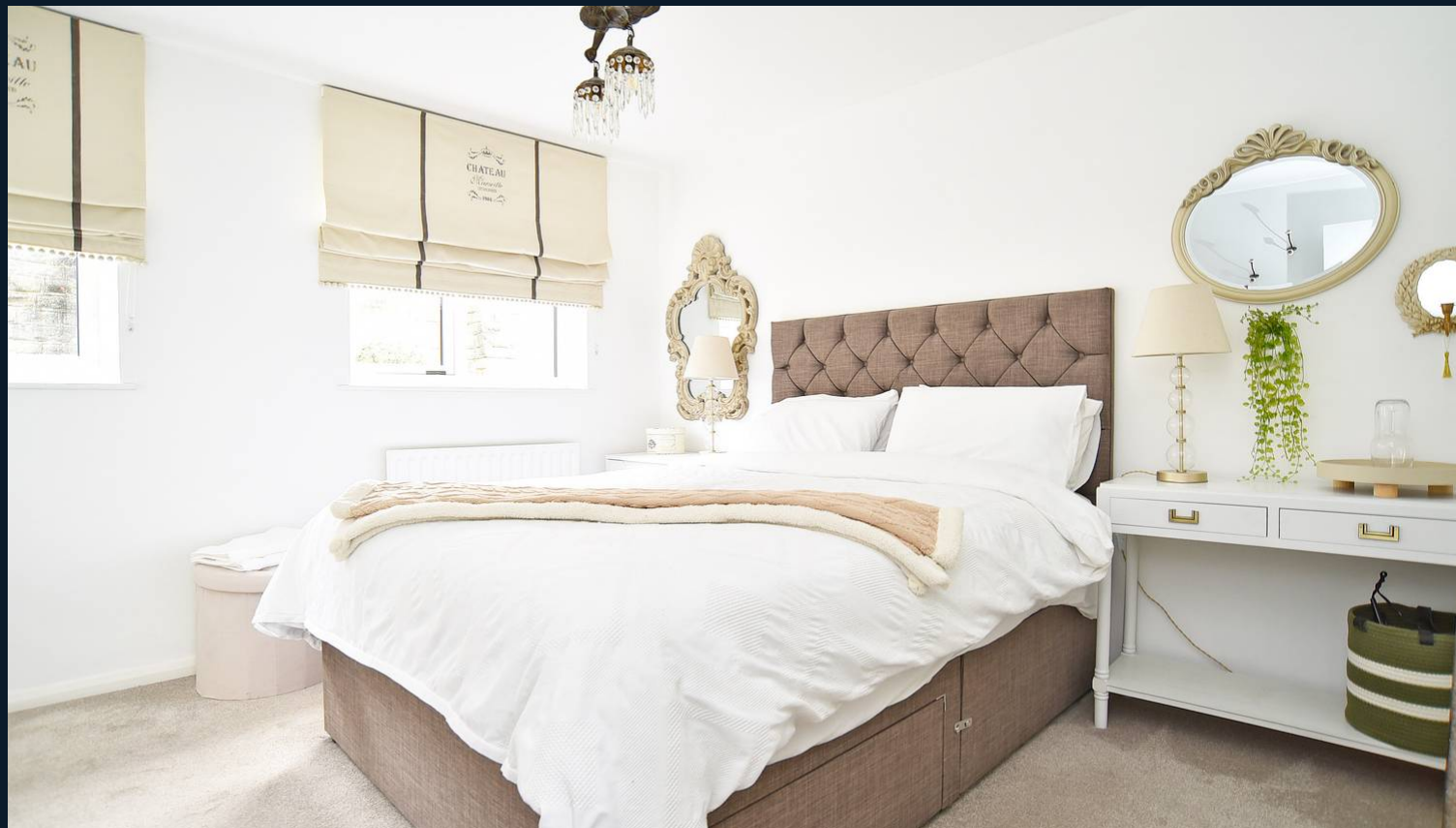
Situated just a short stroll from Knaresborough's historic market town centre, the property enjoys immediate access to picturesque riverside walks, cafés, restaurants and independent shops, together with a railway station providing regular services to Harrogate, Leeds and York. Combining stylish accommodation, a superb waterside setting and proven holiday-let success, this is a rare opportunity to acquire a home of exceptional versatility in one of Knaresborough's most desirable locations.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

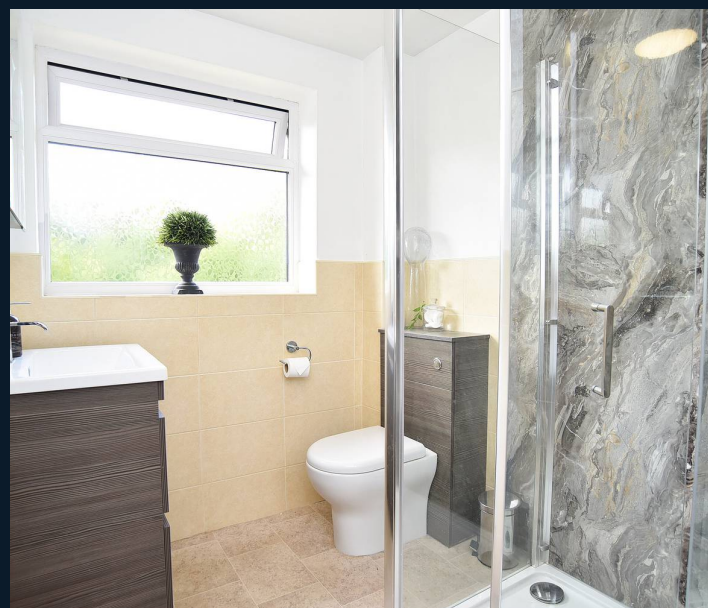
EPC Environmental Impact Rating: D

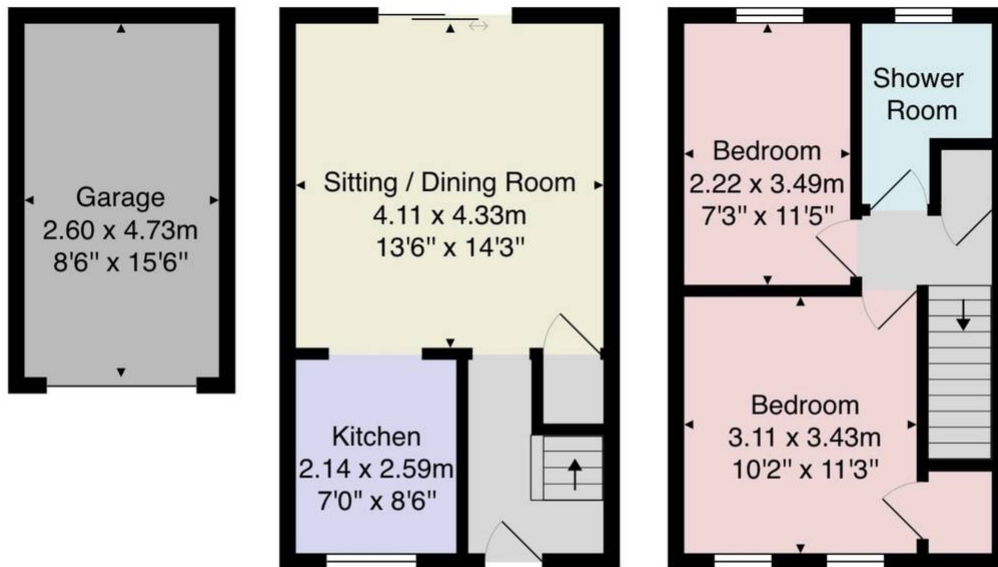


The accommodation opens via an entrance hall with staircase leading to the first floor. The principal reception room is a bright and spacious open-plan living and dining room, enjoying an attractive outlook through sliding patio doors that open directly onto the elevated terrace, creating a seamless connection between the indoor and outdoor living space. The adjoining contemporary kitchen is fitted with a stylish range of modern units complemented by timber work surfaces, integrated appliances and attractive tiled splashbacks, providing a practical and well-appointed space for everyday living.

To the first floor, a landing leads to two well-proportioned double bedrooms, both presented to a high standard and enjoying a light and airy feel. The principal bedroom benefits from an attractive outlook towards the surrounding woodland, whilst the second bedroom provides excellent accommodation for guests or family. The accommodation is completed by a contemporary shower room, stylishly appointed with a walk-in shower, vanity wash basin, WC and heated towel rail.

Outside, the elevated terrace provides an excellent space for relaxing or entertaining whilst enjoying the peaceful outlook towards the River Nidd and surrounding woodland. The property also benefits from an allocated parking space together with a single garage, a valuable asset in this highly sought-after central location.





Total Area: 70.5 m² ... 759 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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