



45 Windsor Lane, KNARESBOROUGH

£350,000



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A spacious and beautifully presented four-bedroom Grade II listed house, situated in the heart of the highly sought-after market town of Knaresborough.

This charming period home offers stylish and versatile accommodation arranged over four floors, blending character features with contemporary fixtures and fittings throughout. Located within easy walking distance of Knaresborough's vibrant town centre, riverside walks, cafés, restaurants and transport links, the property presents an excellent opportunity for families and professionals alike.



The spacious and beautifully presented accommodation briefly comprises a welcoming lounge featuring a stylish wood-burning stove set within an attractive fireplace, creating a warm and inviting focal point. Exposed beams, recessed lighting and stone-effect flooring further enhance the room, combining character with modern styling. The impressive dining kitchen is fitted with a comprehensive range of shaker-style wall and base units complemented by quartz work surfaces and tiled splashbacks. Features include a range-style cooker, integrated dishwasher, Belfast-style sink and space for an American-style fridge freezer. A central breakfast bar provides additional seating and preparation space, whilst there is ample room for dining and entertaining. A door leads directly out to the private courtyard garden.

To the first floor are two generous bedrooms together with a beautifully appointed house bathroom featuring a freestanding roll-top bath, pedestal wash basin and high-level WC, complemented by traditional-style fittings and decorative tiling.

To the second floor are two further well-proportioned bedrooms, including the impressive principal bedroom with stylish en-suite shower room featuring contemporary fittings and striking tiled finishes.

Externally, the property occupies a prominent corner position and boasts an attractive stone façade in keeping with its Grade II listed status. To the rear is a private walled courtyard garden providing a low-maintenance outdoor seating area.



Windsor Lane, Knaresborough, HG5



Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft
(Excluding Store)



Illustration for identification purposes only, measurements are approximate, not to scale. Pursuant to RICS property measurement 2nd edition © Intelligent Property Marketing 2026

