



1 Greengate Lane, Knaresborough

£400,000 Offers Over

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WINNING AGENT

#DARINGTOBEDIFFERENT



An attractive three-bedroom semi-detached home offering beautifully presented and thoughtfully arranged accommodation extending to approximately 1,207 sq ft. The property combines appealing period character with a superb open-plan kitchen and dining space, excellent practical accommodation, a dedicated home office and a generous enclosed rear garden, making it particularly well suited to modern family life.

#### OUTSIDE

To the front is an attractive lawned garden with established planting and a driveway providing off-street parking.

The south-facing rear garden is a particularly useful family space, being fully enclosed and arranged for relatively low maintenance. A substantial paved terrace immediately adjoining the house provides excellent space for outdoor dining and entertaining.

Beyond is a generous area of artificial lawn, bordered by fencing and mature trees, creating a secure and private setting for children and pets. There is ample room for outdoor seating and play equipment, whilst the direct access from both the kitchen/dining room and study provides a strong connection between the house and garden.

#### LOCATION

Greengate Lane occupies a convenient residential position within Knaresborough, well placed for the town's excellent range of shops, cafés, restaurants, and everyday amenities.

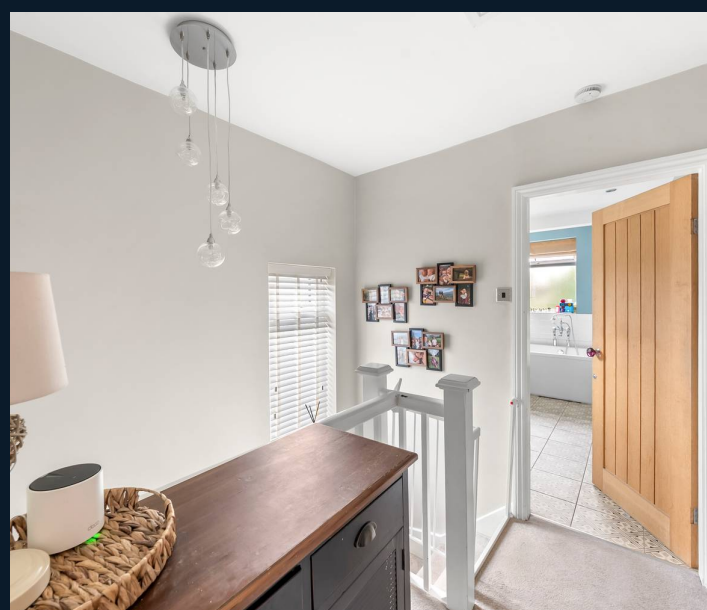
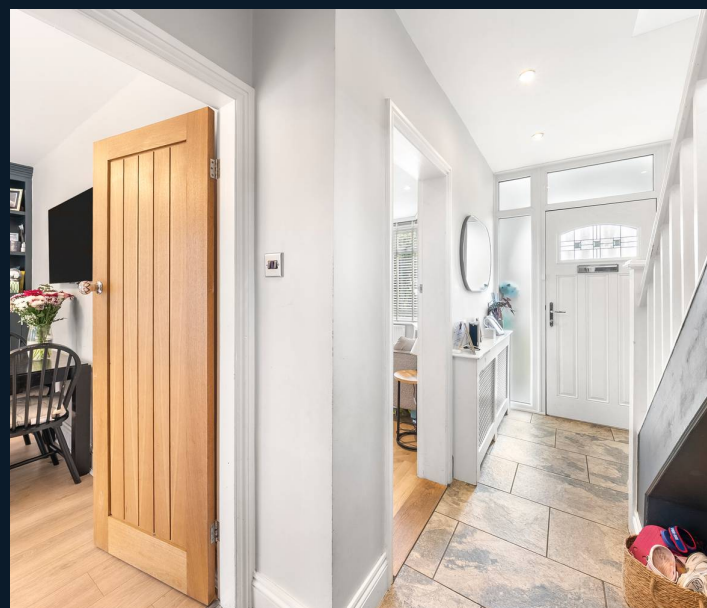
Knaresborough is renowned for its attractive historic centre and riverside setting, whilst the town also provides a wide range of recreational facilities and schooling for all age groups.

The railway station offers regular services to Harrogate, York, and Leeds, whilst good road links provide straightforward access to Harrogate, York, and the wider regional motorway network.

Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: D



The accommodation is arranged over two floors and has been carefully improved to provide a practical and stylish family home with a good balance of living, working, and entertaining space. The ground floor is entered via a welcoming entrance hall. To the front is a well-proportioned living room with an attractive bay window, built-in cabinetry and a wood-burning stove creating a natural focal point. To the rear is an excellent open-plan kitchen and dining room extending to almost 20ft in length. The kitchen is fitted with a contemporary range of units, complemented by timber-effect work surfaces and a central peninsula providing useful preparation space and informal seating. The adjoining dining area is particularly bright, with a large bay and French doors opening directly onto the rear garden. The space works equally well for everyday family life and entertaining, with room for both dining and informal seating. A separate utility room provides useful additional storage and laundry space, whilst the adjoining study offers an excellent dedicated home office and benefits from direct access to the rear garden. A guest WC completes the ground-floor accommodation. To the first floor are three bedrooms. The principal bedroom is a generous double with a wide bay window, whilst the second bedroom is also well proportioned and benefits from its own bay. The third bedroom is ideal as a child's room, nursery, or additional study, whilst the spacious family bathroom is particularly well appointed, featuring a freestanding bath, separate walk-in shower, and twin wash basins.



# Greengate Lane, Knaresborough, HG5

Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft

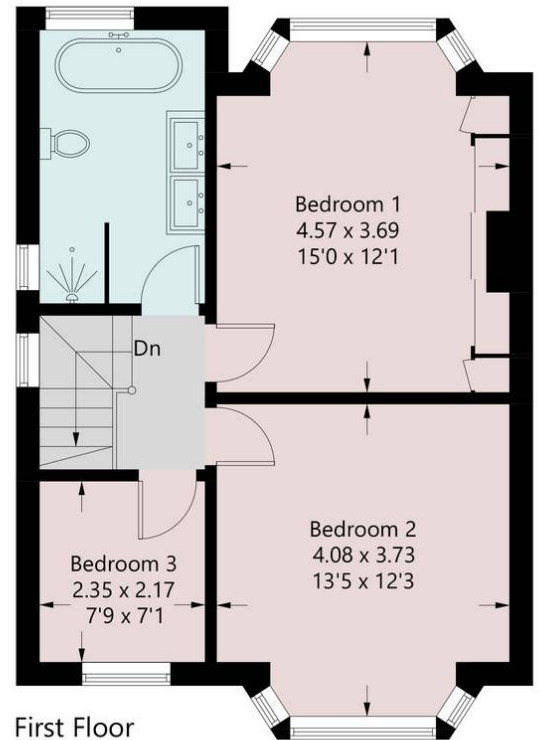
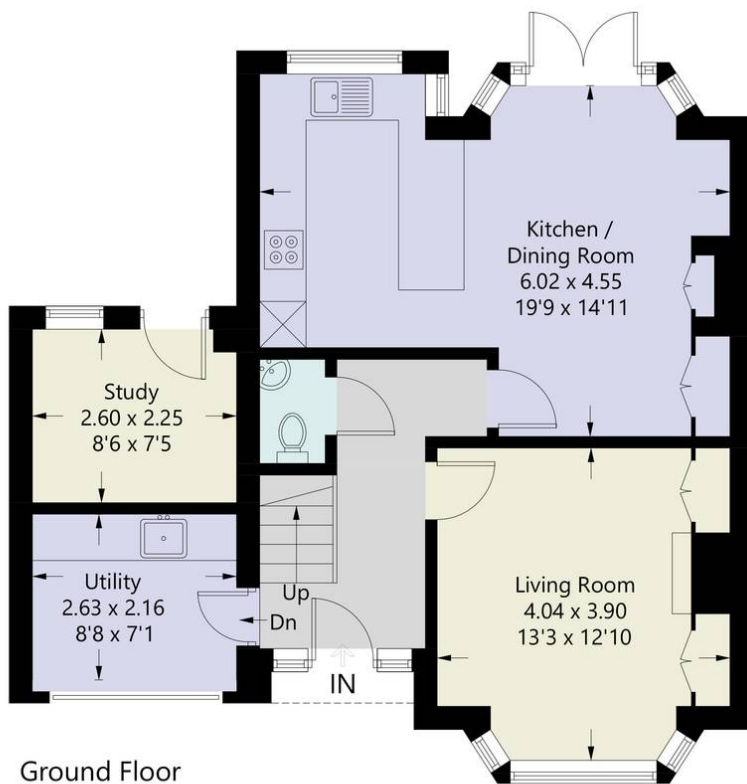


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