



28 Pinfold Green, Staveley, Knaresborough HG5 9LR

Stephensons

S
EST. 1871

Stephensons

Guide Price £410,000

An impressively presented and surprisingly spacious 2/3 bedroom semi-detached property located within the pretty village of Staveley situated just under 3 miles from Boroughbridge and 4 miles from Knaresborough. The versatile living accommodation on offer includes a generous reception area and dining room, sitting room, kitchen, study/3rd bedroom with an adjoining cloakroom/wc, principal bedroom with en-suite shower room, 1 further 1st floor double bedroom and a stylish house bathroom complemented by a driveway, integral single garage and a delightful rear garden.

Harrogate Borough Council - Tax Band E

Viewings via Boroughbridge Office 01423 324324



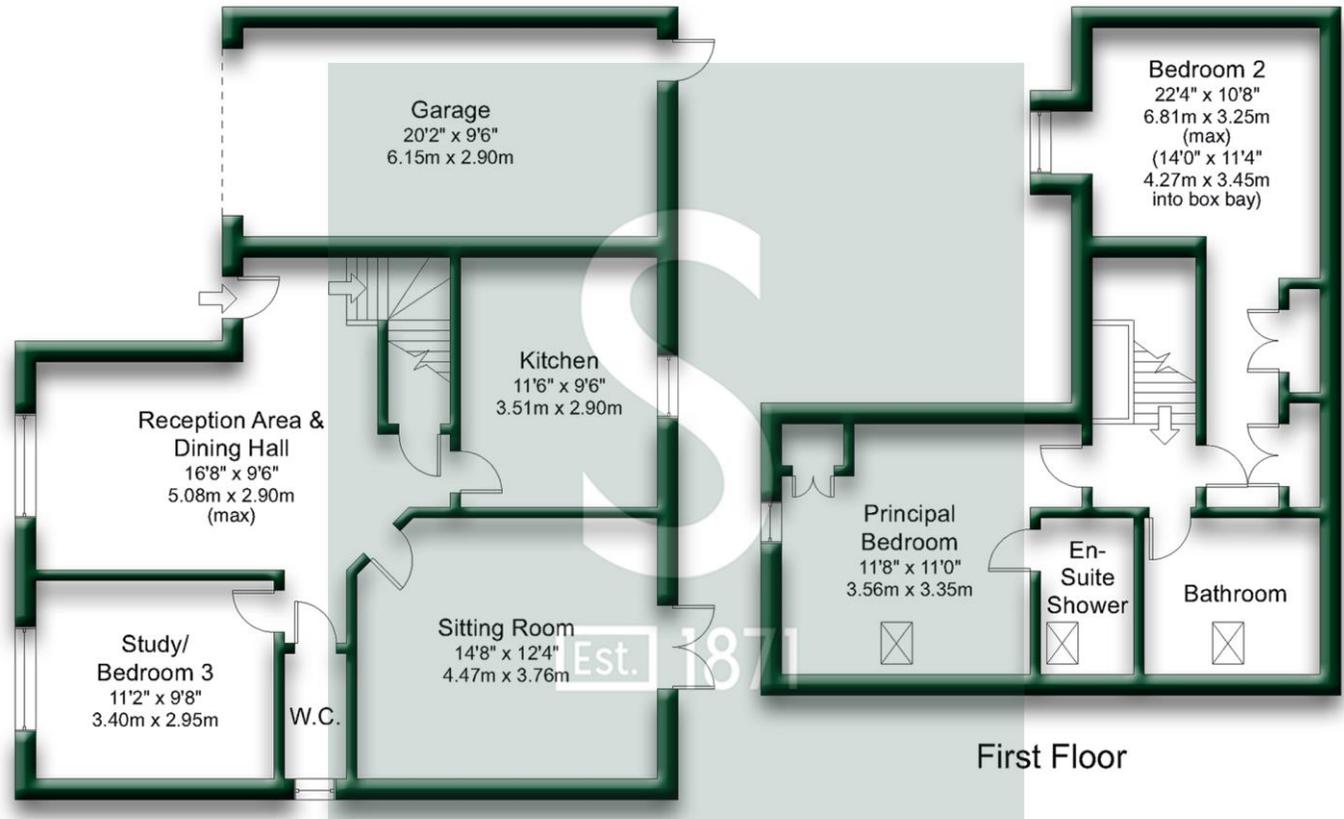
The surprisingly spacious reception area/dining room that welcomes you to this fabulous home leads off to a cloakroom/wc, generous study/3rd bedroom and a sitting room with feature fireplace and double doors opening out into the delightful rear garden. The stylish kitchen features a range of contemporary base and wall storage cupboards, integrated gas hob with a fan assisted electric double oven and grill under, freestanding appliance space and further access out into the rear garden.

The first floor landing leads off into a principal bedroom with en-suite shower room, 1 further double bedroom with built-in wardrobes and a bathroom with both bath and separate walk-in shower. Other internal features of note include gas fired radiator central heating (new boiler installed in 2021) and double glazing.



Externally a driveway provides parking and access into an integral single garage (20'2" x 9'6") with remote control door and useful utility area with plumbing provision for a washing machine. The delightful rear garden enjoys a high degree of privacy and provides a generous paved seating area, lawn and well stocked flower and shrub borders.





Ground Floor

Gross internal floor area excluding Garage (approx.): 113.1 sq m (1,218 sq ft)

Not to Scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Services

We have been informed by the Vendor that all mains services are connected to the property.

Stephensons
York 01904 625533
Haxby 01904 809900
Knaresborough 01423 867700
Selby 01757 706707
Boroughbridge 01423 324324
Easingwold 01347 821145
York Auction Centre 01904 489731

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