

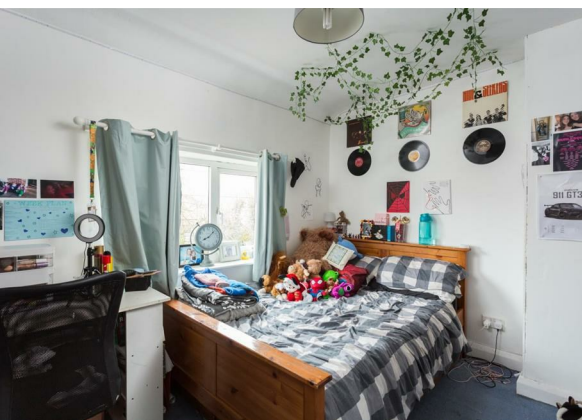


\*\*\* SOLD BY STEPHENSONS \*\*\*

Guide Price £235,000

\*\*\* North Yorkshire's Largest Independent Estate Agent \*\*\*





## Accommodation

An ideal opportunity for professional couples and young families to acquire this spacious mid terraced house set within the heart of one of the region's most sought after village locations. The property has both a front and rear entrance and benefits from off street parking and a detached garage.

Primarily the property is entered from the rear having a uPVC framed double glazed entrance door into a reception porch with tiled flooring.

One of the feature rooms of the property is the open plan breakfast kitchen having a modern range of built-in base units to two sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of high-level storage cupboards and included within the kitchen is a built-in Indesit electric oven and grill with separate four-point gas hob unit with extractor canopy. The kitchen also includes a built-in fridge and freezer unit and integrated dishwasher. A double fronted cupboard houses the Worcester gas fired central heating boiler. uPVC framed double glazed French doors lead out onto the front courtyard beyond. There is a central serving island with breakfast bar overhang in addition to a walk-in under stairs utility room with mounted shelving and plumbing for a washing machine.

The inner hall has a staircase which leads to the first floor accommodation.

The principal reception room is a generous lounge which has a feature open fireplace with cast iron basket grate set on a stone hearth. The lounge includes a television aerial point, half height panelling, laminated flooring and a double radiator.

An archway leads through to the dining room which forms part of the property's skillful extension creating a beautiful second reception room. The dining room has French doors which lead out on to the front garden, and there is a double radiator and recessed ceiling down lighters.

To the first floor landing there is a loft hatch and radiator, three bedrooms including two double rooms located at the front of the house both of which benefit from double glazed casement windows and radiators. Bedroom three is located at the rear and has a range of mounted shelving in addition to a radiator and window.

Finally, there is a modern house bathroom having a low flush wc, pedestal wash hand basin and inset panelled bath with waterfall and handheld shower attachment in addition to full height tiled splash backs. The bathroom also includes a heated towel rail and tiled flooring.

## To The Outside

There is pedestrian access at the front of the property with a gated entrance onto a front flagged pathway which steps up onto a raised patio providing ample space for garden furniture. The front garden is enclosed to all sides by walled and fenced boundaries.

There is vehicular access at the rear with gated access onto a hardstanding which provides off street parking. Crucially the property also includes a detached single garage with up and over garage door with and secondary side access.

The property benefits from gas fired central heating as well as double glazing throughout, and an early inspection is strongly recommended.

## Energy Efficiency

The property's current energy rating is D (66) and has the potential to be improved to an EPC rating of B (84).

## Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

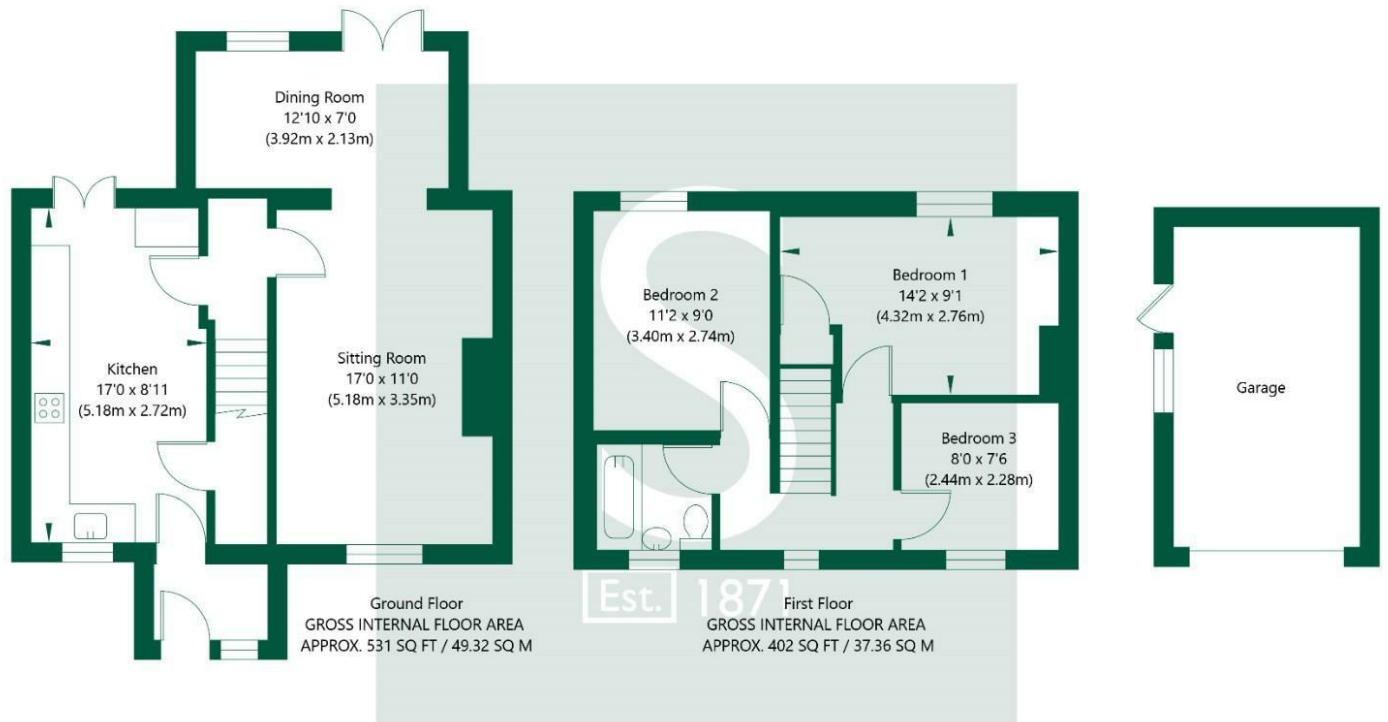
Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: C - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.

Council House, Main Street, Staveley, Knaresborough, HG5 9LA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 933 SQ FT / 86.68 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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