



6 St Margaret's Gardens, Knaresborough, HG5 0JX

**£282,500**

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A beautifully presented and spacious three-bedroomed semi-detached property which has undergone a substantial refurbishment programme in recent years.

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The property provides good-sized accommodation with a generous sitting room, dining kitchen and cloakroom, three good-sized bedrooms and a modern bathroom. The property has been appointed to a high standard throughout, with oak doors, new boiler and central heating system, kitchen and bathroom fittings.

The property is situated in a quiet position on St Margaret's Gardens, but is just a short distance from the centre of Knaresborough and its associated amenities.







## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with window to front.

### **DINING KITCHEN**

A stylish and newly fitted kitchen with a range of wall and base units. Integrated washer / dryer, fridge and freezer. Dining area, window to rear and glazed door leading to the garden. Under-stairs cupboard.

### **CLOAKROOM**

White suite comprising WC and washbasin set within a vanity unit. Window to side.

## **FIRST FLOOR**

### **LANDING**

With fitted cupboards and access to the loft.

### **BEDROOM 1**

A double bedroom with window to rear.

### **BEDROOM 2**

A double bedroom with window to front and fitted wardrobe.

### **BEDROOM 3**

A further bedroom with window to front.

### **BATHROOM**

Modern three-piece white suite comprising bath with shower above, washbasin set within a vanity unit, wall-hung WC. Tiling to walls and floor and heated towel rail. Window to rear.

### **OUTSIDE**

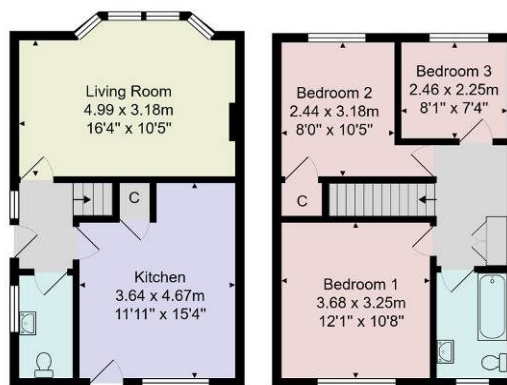
A generous driveway provides ample off-road parking. To the rear there is an attractive lawned garden with a sunny southwest-facing aspect and sitting area.

**Tenure** - Freehold

**Council Tax Band** - C







Ground Floor  
Total Area: 82.1 m<sup>2</sup> ... 883 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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