



**2 Pleasant Row, Knaresborough, North Yorkshire, HG5 9EP**

**£240,000**

## 2 Pleasant Row, Knaresborough, North Yorkshire, HG5 9EP

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A charming two-bedroomed stone-built cottage providing well-presented accommodation with the benefit of a basement home office and a large, private garden with potential for off-road parking.

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This period cottage provides excellent accommodation with a sitting and dining rooms, well-equipped kitchen, basement home office, two good-sized bedrooms and modern bathroom. A particular feature is the large, private garden, which provides a delightful outdoor entertaining space with summerhouse and outdoor dining area.

Pleasant Row is situated just off Greengate Lane in a super position close to Scriven, Jacob Smith park and is within walking distance of Knaresborough town centre.





## GROUND FLOOR

### SITTING ROOM

Reception room with window to front, fireplace with wood-burning stove and oak flooring. Open plan to –

### DINING ROOM

A further reception room with fitted shelving.

### KITCHEN

Having a range of wall and base units, point for cooker, space and plumbing for fridge, washing machine and dishwasher. Window to side and exterior door to rear.

### LOWER GROUND FLOOR

#### HOME OFFICE

A large, useful work space with fitted cupboards and windows to front.

### FIRST FLOOR

#### BEDROOM 1

A good-sized double bedroom with sash window with secondary glazing to front and fitted wardrobes. Ornamental fireplace.

#### BEDROOM 2

A further bedroom with double-glazed window to rear.

### BATHROOM

White suite comprising WC, washbasin, and bath with shower above. Double-glazed window to rear and heated towel rail.

### OUTSIDE

Immediately to the front of the garden is a garden. There is also a further larger garden area, providing a delightful and private outdoor space with well-stocked borders, pergola, pond, summerhouse, playhouse and large storage unit / shed. There is also a wooden table and bench, to be included in the sale. Gates leading to the road mean that there is potential to provide off-road parking within the garden.

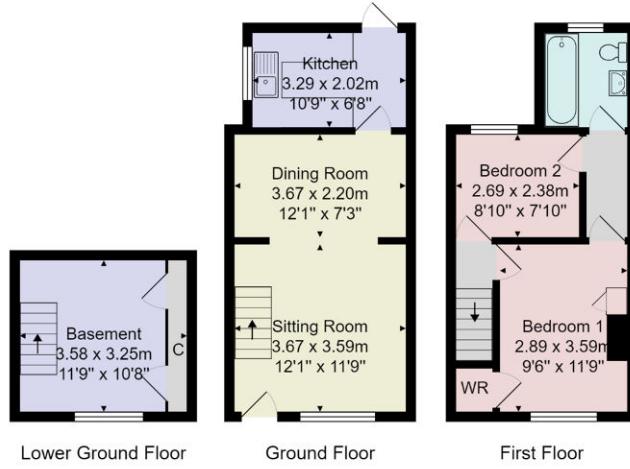
### DIRECTIONS

From the centre of Knaresborough, proceed along Boroughbridge Road. Greengate Lane will be seen on the left. Turn left onto Greengate Lane and the property will be seen on the right, identified by a Verity Frearson For Sale board.

**Tenure** - Freehold

**Council Tax Band** - C





Total Area: 66.3 m<sup>2</sup> ... 714 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## Verity Frearson

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
		Current	Potential
Very energy efficient - lower running costs			
(81-100)	A		
(61-80)	B		
(55-50)	C		
(50-54)	D		
(25-39)	E		
(1-24)	F		
(-1)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> impact	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	