



9 Avenue House Court, Goldsborough, Knaresborough, HG5 8PR

£265,000

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A delightful semi-detached house forming part of a unique mews development, in the highly popular residential village of Goldsborough.

This two-bedroom property has views of the open countryside and is located in a safe and peaceful area, within a close community. The front and back gardens are well-stocked and benefit from sun on both sides. It has the advantage of a single garage and visitor parking. The house has the advantage of not being overlooked by other properties. This individual property is sure to appeal to a wide range of buyers, including professional couples, second-home owners, or perhaps buyers entering retirement and looking to downsize. Avenue House Court is also well placed, with open access to public paths which will appeal to dog owners and runners alike.

Goldsborough is a highly desirable residential village, having the rare benefit of a primary school, public house, church and no through road. The village is just off the bypass, only two miles from the historic market town of Knaresborough with its rail links to Harrogate, York and Leeds, and the A1(M) is only two miles to the east. An internal inspection is strongly recommended.





GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front and glazed doors to rear opening on to the garden. Understairs cupboard.

KITCHEN

With space for a dining table and windows to rear. The kitchen comprises a range of wall and base units with electric hob and oven, extractor, washing machine, dishwasher, fridge and freezer.

CLOAKROOM

With WC and washbasin. Window to front.

OUTSIDE CUPBOARD

Useful storage area accessed from outside

BEDROOM 1

A double bedroom with window to front. Fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, basin and shower.

BEDROOM 2

A further double bedroom with window and fitted wardrobes.

BATHROOM

A white suite with WC, washbasin and bath with shower fitment. Window to rear.

OUTSIDE

A particular feature to the property are the attractive and good-sized gardens with patio space. There is a **SINGLE GARAGE** with an up-and-over door.

Council Tax Band - D



Total Area: 74.0 m² ... 796 ft²

All measurements are approximate and for display purposes only.
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