



12 Blind Lane, Knaresborough, North Yorkshire, HG5 0NU

£260,000

Guide Price

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A spacious and well-presented three-bedroom semi-detached property with conservatory extension, driveway and attractive garden.

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This superb property provides quality accommodation with a spacious reception hall which leads to the sitting room, and dining kitchen with access to the conservatory extension overlooking the rear garden. Upstairs, there are three bedrooms and a modern house bathroom. There is a driveway which provides off-road parking and to the rear there is an attractive lawned garden and sitting area.

The property is situated in a convenient residential location close to the town centre, within easy walking distance of a range of local amenities and is within the catchment area of excellent schools. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with a window to front. Fireplace with electric fire.

### **DINING KITCHEN**

With a range of wall and base units, electric hob and double oven, integrated fridge / freezer, dishwasher and plumbing for washing machine. Spacious dining area with glazed doors leading to the conservatory, window to rear and door to side.

### **CONSERVATORY**

Providing a further sitting area with windows and glazed doors overlooking the garden.



## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front and fitted wardrobes.

### **BEDROOM 2**

A double bedroom with window to rear and fitted cupboard.

### **BEDROOM 3**

A further bedroom with window to front.



### **BATHROOM**

A white suite with WC, washbasin, and bath with shower above. Tiled walls, window to rear and heated towel rail.

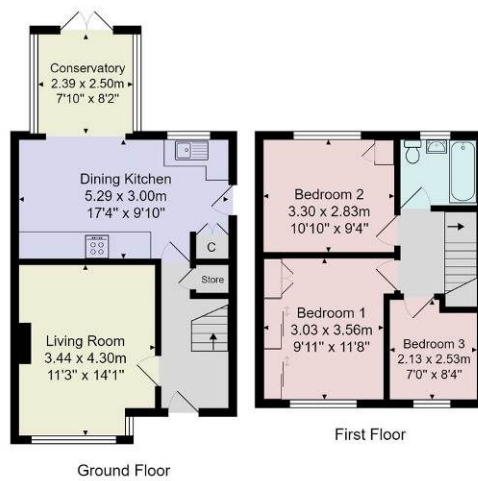
### **OUTSIDE**

A block-paved drive provides off-road parking. To the rear there is an attractive lawned garden and sitting area together with large storage sheds.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 79.3 m<sup>2</sup> ... 854 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk