



2 Castlegate, Knaresborough, North Yorkshire, HG5 8AR

£350,000

Offers Over

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A beautifully presented four-bedroom period townhouse, dating from circa 1780, with private courtyard garden, situated in the heart of the historic town centre. The property is presented to a high standard and comprises flexible accommodation with the sitting room and dining room on the ground floor plus cloakroom.

There is a high-quality fitted kitchen and dining area on the lower ground floor with separate utility and office. Upstairs, there are four good-sized bedrooms, including a master bedroom with en-suite shower room, together with a house bathroom. The accommodation is presented to a good standard having modern fittings whilst retaining many original period features such as attractive fireplaces and exposed wooden beams. The property also has advantage of a private courtyard garden to the rear.

The property is situated in this most convenient location in the heart of the town centre, well served by the excellent range of shops, bars and restaurants and the nearby railway station.





GROUND FLOOR

SITTING ROOM

A reception room with bay window to front, attractive fireplace and fitted shelving.

DINING ROOM

An attractive oak and glass extension provides a rear entrance way and a further reception room with skylight windows and fitted shelving.

CLOAKROOM

With WC and basin.

LOWER GROUND FLOOR

DINING KITCHEN

With a dining area, limestone floor and exposed wooden beams. Bespoke, hand fitted kitchen with a range of quality fitted units with oak worktop and an Aga. Window to front.

OFFICE

Providing a useful workspace with fitted desk.

UTILITY ROOM

With worktop and fitted wall unit above with space and plumbing for washing machine and tumble dryer and a heated towel rail.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front, ornamental fireplace and fitted wardrobes.

EN-SUITE SHOWER ROOM

With basin and shower. Tiled walls and floor.

BEDROOM 4

A further bedroom with window to rear.

BATHROOM

A white suite with WC and washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor and heated towel rail.

SECOND FLOOR

BEDROOM 2

A double bedroom with sash window to front and ornamental fireplace. Fitted wardrobe.

BEDROOM 3

A double bedroom with window to rear, ornamental fireplace and exposed wooden beams.

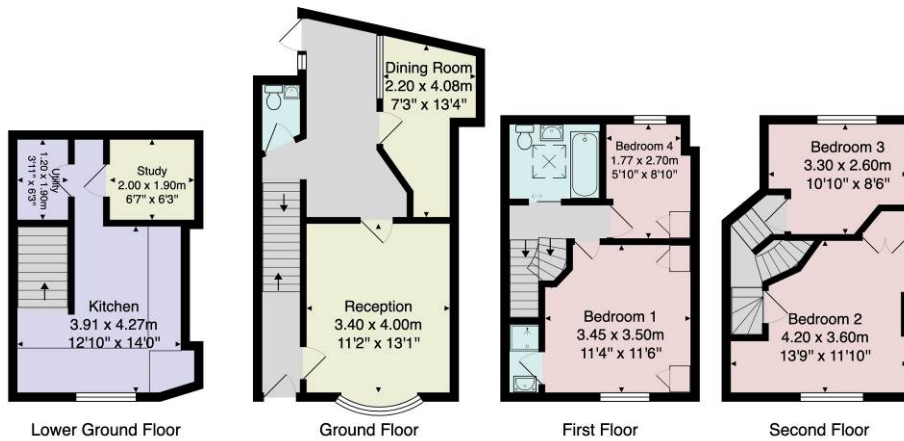
OUTSIDE

A glass door to the rear of the property leads to a private and close to courtyard garden providing an outdoor sitting area.

TENURE - Freehold

COUNCIL TAX BAND - B





Total Area: 114.0 m² ... 1228 ft²

All measurements are approximate and for display purposes only.

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