



VERITY
FREARSON

24 BOROUGHBIDGE ROAD, KNARESBOROUGH, HG5 0NJ

OFFERS OVER £525,000

24 BOROUGHBRIDGE ROAD,

Knaresborough, HG5 0NJ

A very well-presented four-bedroomed town house which has been extended to reveal spacious living accommodation over three floors, with the advantage of a basement storage area.

This impressive property has been appointed to a high standard and has the benefit of off-street parking, lawned front garden and an elevated decked sitting area to the rear.

This super property is situated in a very convenient location, within easy walking distance of the excellent amenities of Knaresborough town centre.



2 Reception Rooms · Dining Kitchen · Lower-Ground-Floor Storage Area

4 Bedrooms · En-Suite Shower Room · House Bathroom

Off-Road Parking · Gardens To Front And Rear







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

SITTING ROOM

Window to front and central heating radiator. Stripped wood floor and attractive fireplace with living-flame gas fire.

LIVING ROOM / DINING ROOM

A further reception room with central heating radiator, window to rear and stripped wood floor. Attractive fireplace.

DINING KITCHEN

With a range of Shaker-style wall and base units, point for range-style cooker with extractor hood above, integrated dishwasher, washing machine and fridge / freezer. Central heating radiator and dining area. Dining area with glazed bi-folding doors leading to the rear of the property, plus further window to rear.

LOWER GROUND FLOOR USEFUL STORAGE AREA

FIRST FLOOR

BEDROOM 2

A double room with windows to front, central heating radiator and fitted wardrobe. Ornamental fireplace.

BEDROOM 3

A double room with window to rear, central heating radiator and fitted wardrobe.

BEDROOM 4

A further good-sized room with window to rear, central heating radiator and ornamental fireplace.

BATHROOM

White suite comprising washbasin, WC and free-standing bath. Window to front and central heating radiator.

SECOND FLOOR LANDING

Skylight window.

BEDROOM 1

A large double room with window to front and skylight windows to rear. Fitted wardrobes and central heating radiator.

EN-SUITE SHOWER ROOM

A stunning modern white suite comprising low-flush WC, washbasin with storage below, and large walk-in shower. Tiling to walls and floor, chrome heated towel rail.

FLOOR PLAN



Lower Ground Floor

Ground Floor

First Floor

Second Floor

Total Area: 172.5 m² ... 1856 ft²

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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Outside

To the rear there is a gravelled parking area accessed via an electrically-operated roller shutter door. An elevated decked sitting area is accessed via the kitchen bi-folding doors. To the front of the property is an enclosed lawned garden with planted borders.

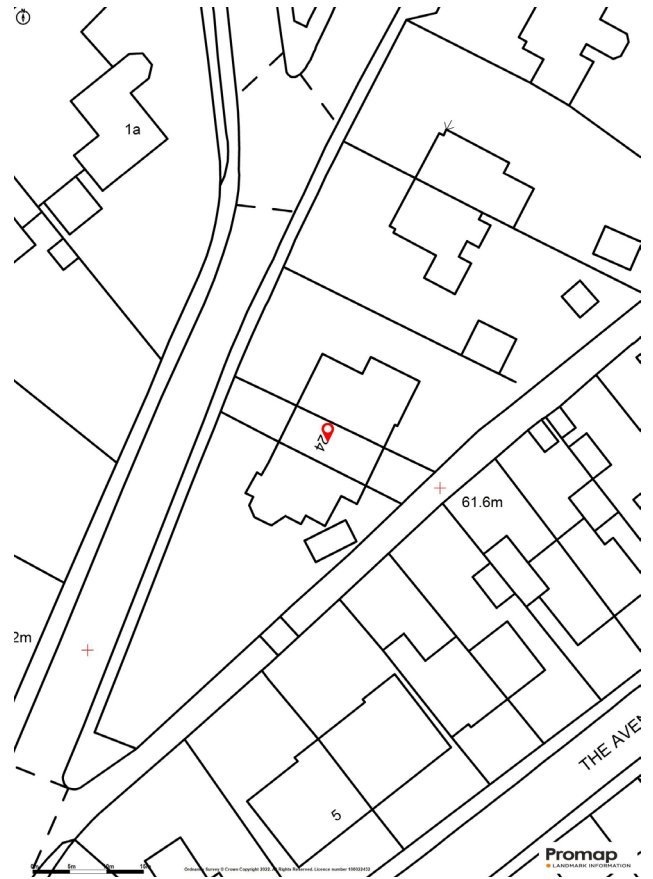
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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