



VERITY  
FREARSON

15 ASPIN AVENUE, KNARESBOROUGH, HG5 8EJ

£495,000



# 15 ASPIN AVENUE,

*Knaresborough, HG5 8EJ*

**A three-bedroom detached property which occupies a particularly generous plot with large and attractive rear garden, together with two driveways which provide off-road parking, and a garage.**

This super property provides good-sized accommodation with a large reception room, together with conservatory extension, kitchen, utility room and downstairs WC, plus with three good-sized bedrooms and a bathroom. A particular feature of the property is the large and attractive rear garden with very well-stocked borders and patio.

The property is situated in a very well-regarded and quiet location, just a short walk from Knaresborough town centre and excellent local amenities and schools.



Sitting / Dining Room · Conservatory · Kitchen · Utility Room

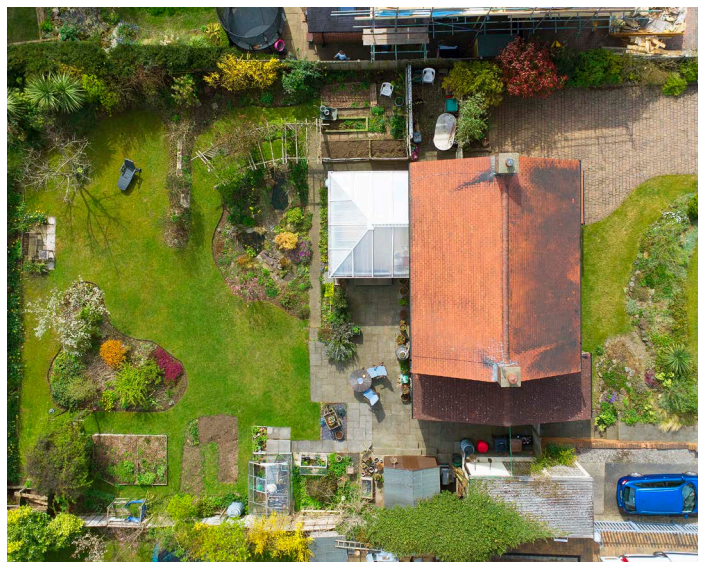
3 Bedrooms · House Bathroom

Two Driveways Provide Ample Off-Road Parking · Garage · Generous Gardens













## ACCOMMODATION

### **GROUND FLOOR** **ENTRANCE PORCH**

Leads to -

**RECEPTION HALL**  
With fitted cupboards.

**CLOAKROOM**  
With WC, washbasin and window.

**SITTING / DINING ROOM**  
A large reception room with sitting and dining areas with windows to side and rear. Wall-mounted gas fire.

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

**KITCHEN**  
With a range of wall and base units with worktop and breakfast bar. Space for appliances. Windows to front and side.

**UTILITY ROOM**  
With fitted worktop and sink and space for appliances. Window to rear and door to side.

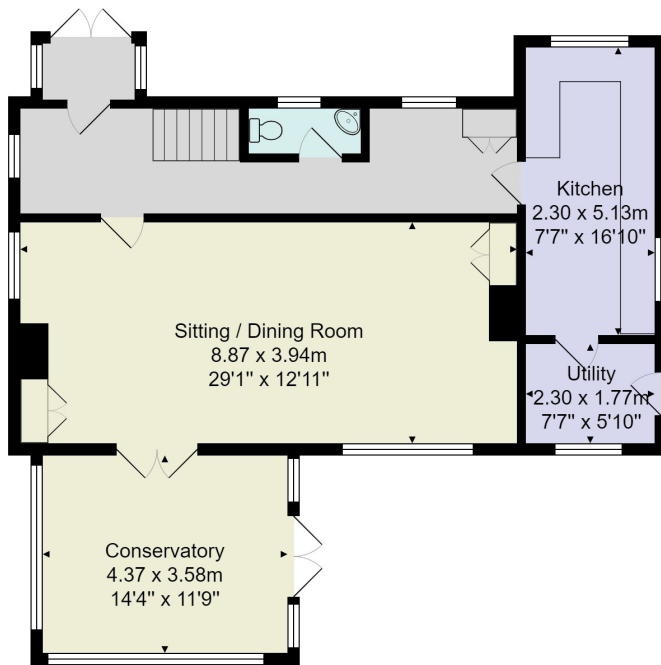
**FIRST FLOOR**  
**BEDROOM 1**  
A double bedroom with fitted wardrobes and window to rear.

**BEDROOM 2**  
A double bedroom with fitted wardrobes and window to rear.

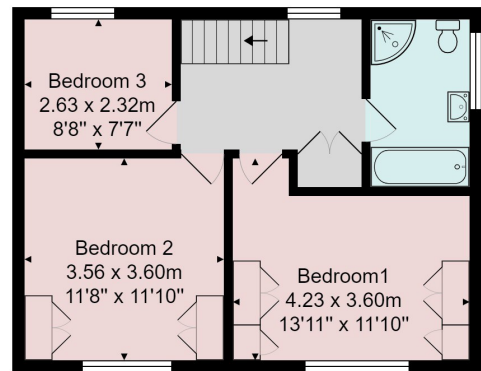
**BEDROOM 3**  
A further bedroom with window to front.

**BATHROOM**  
With WC, washbasin set within a vanity unit, bath and separate shower. Window to side.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 136.7 m<sup>2</sup> ... 1472 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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## Outside

The property occupies a particularly generous plot with large and attractive rear garden with lawn, well-stocked borders, greenhouse, paved sitting area, shed and pond. To the front of the property there are two driveways which provide off-road parking, one of which leads to a single garage.

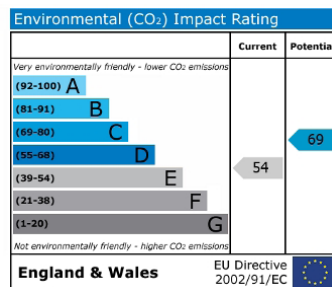
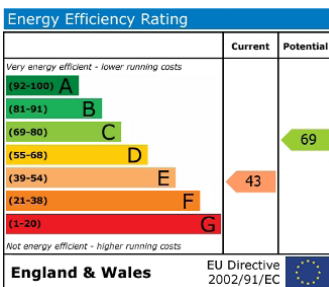
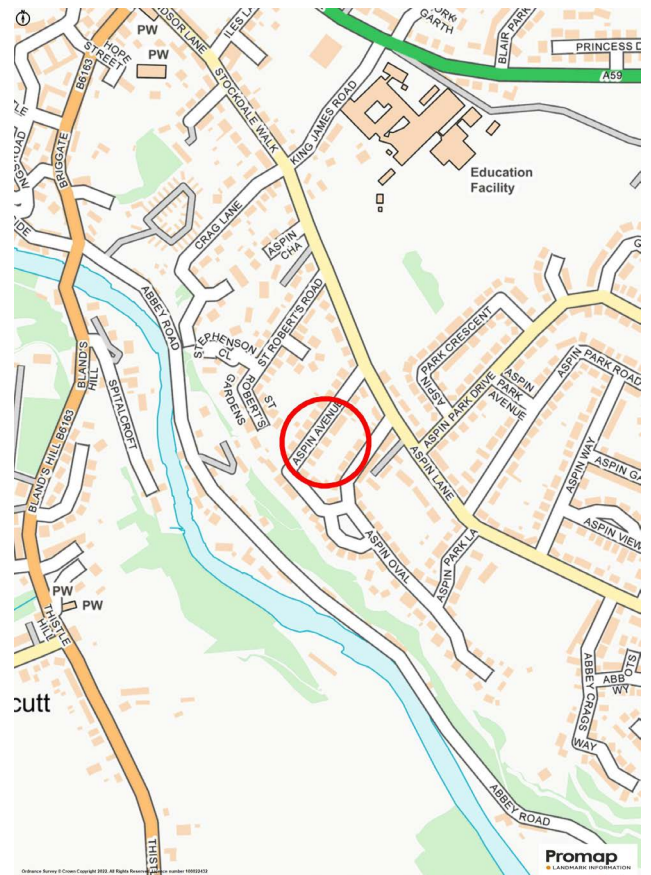
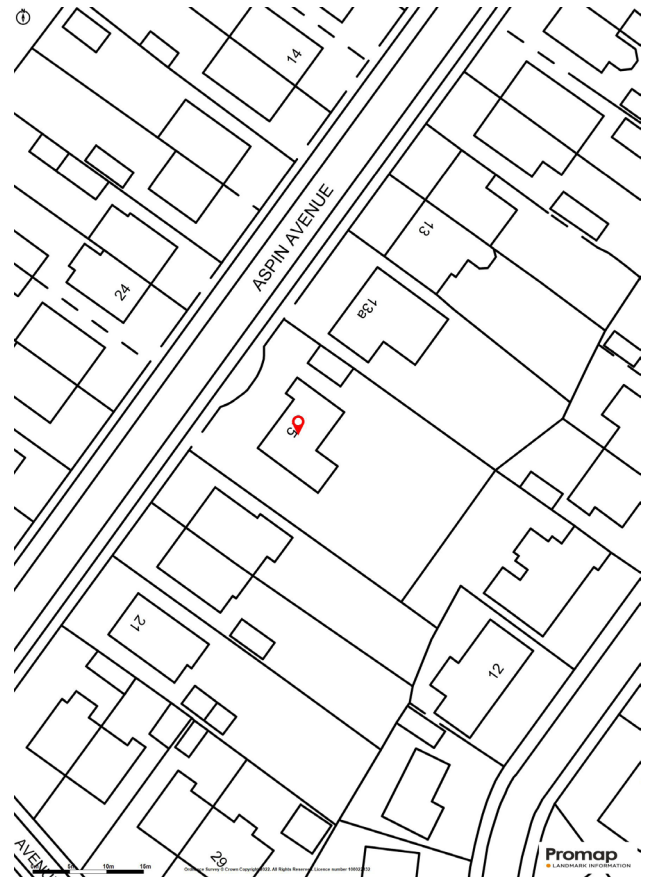
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - D



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