



VERITY
FREARSON

65 BOROUGHBRIDGE ROAD, KNARESBOROUGH, HG5 0ND

£575,000

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Knaresborough, HG5 0ND

A spacious and newly refurbished attractive stone-fronted semi-detached property situated in this convenient location close to Knaresborough town centre.

This beautifully presented property has recently been modernised to a high standard, having the advantage of new kitchen and bathroom fittings, new windows, boiler as well as oak flooring and new decoration throughout. The generous and flexible accommodation comprises two good-sized reception rooms on the ground floor, together with a stylish fitted kitchen, utility area and downstairs WC. Upstairs, there are five bedrooms, including a master bedroom with en-suite shower room and a modern bathroom. To the rear of the property there is an attractive landscaped garden and parking space.

The property is situated in this most convenient location, being an easy walk from Knaresborough town centre and close to the beautiful Jacob Smith Park.



2 Reception Rooms · Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Attractive Landscaped Garden







ACCOMMODATION

GROUND FLOOR ENTRANCE PORCH

Leads to -

SPACIOUS ENTRANCE HALL

SITTING ROOM

A good-sized reception room with bay window to front with fitted shutters and attractive cast-iron fireplace with living-flame gas fire.

DINING ROOM

A further reception room with windows to rear and attractive cast-iron fireplace with marble surround. Under-stairs cupboard.

KITCHEN

A stylish, newly fitted kitchen with a range of modern wall and base units with quartz worktop and breakfast bar. Gas hob and integrated oven, microwave, dishwasher and fridge / freezer. Windows to side.

UTILITY

With plumbing for a washing machine.

CLOAKROOM

White WC and washbasin. Window to rear.

FIRST FLOOR

BEDROOM 1

Large double bedroom with bay window to front with fitted shutters.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower. Tiled walls and floor, heated towel rail and window to side.

BEDROOM 2

A large double bedroom with attractive cast-iron fireplace with living-flame gas fire. Glazed doors to the rear lead to a Juliet balcony.

BEDROOM 3

A double bedroom with window to side and glazed doors leading to a Juliet balcony.

BEDROOM 4

A further bedroom with window to front with fitted shutters, currently used as an office.

BATHROOM

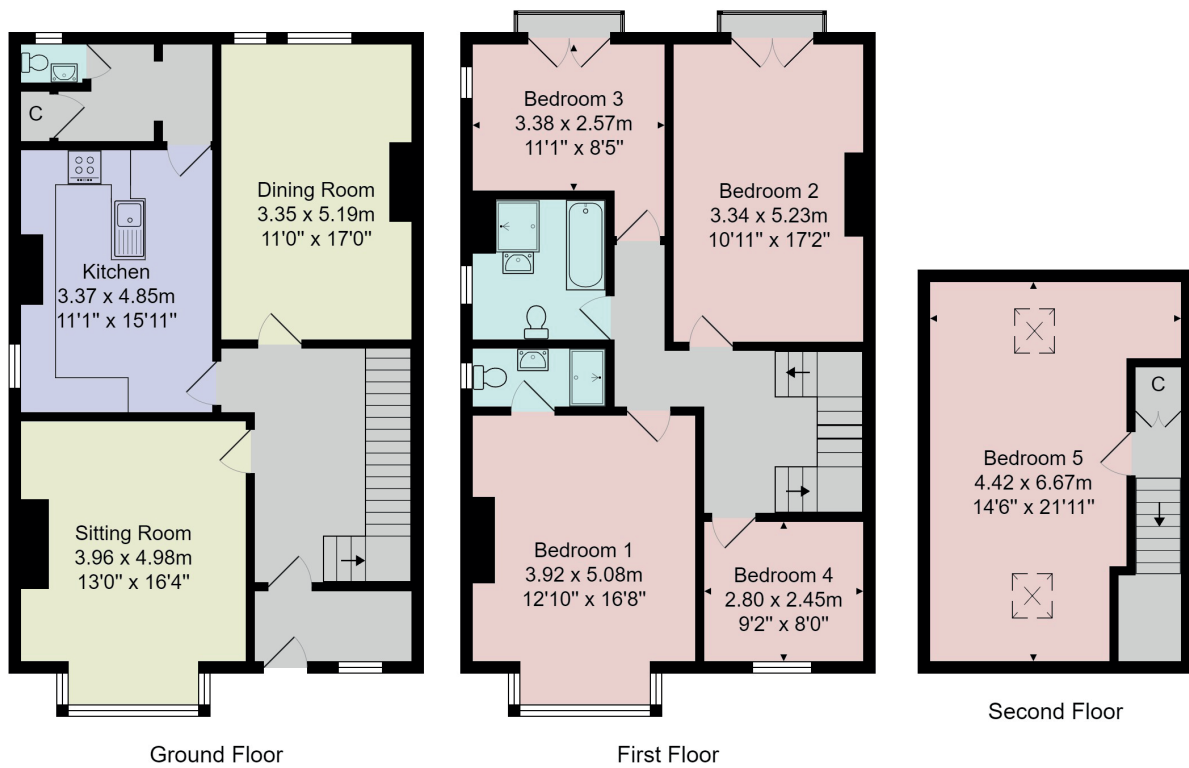
A modern white suite with WC, washbasin, bath and shower. Heated towel rail, tiled floor and window to side.

SECOND FLOOR

BEDROOM 5

A large double bedroom with skylight windows to front and rear. Fitted wardrobes.

FLOOR PLAN



Total Area: 182.2 m² ... 1961 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

A shared drive leads to the rear of the property where there is a private off-road parking space. To the rear of the property there is an attractive landscaped garden with decked and paved sitting areas and well-stocked borders.

Services

All mains services connected.

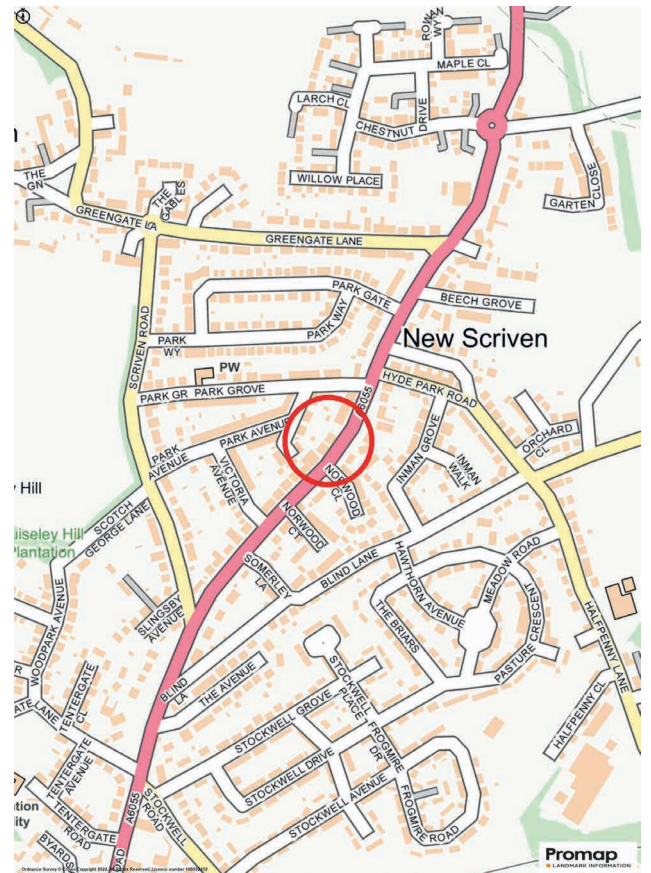
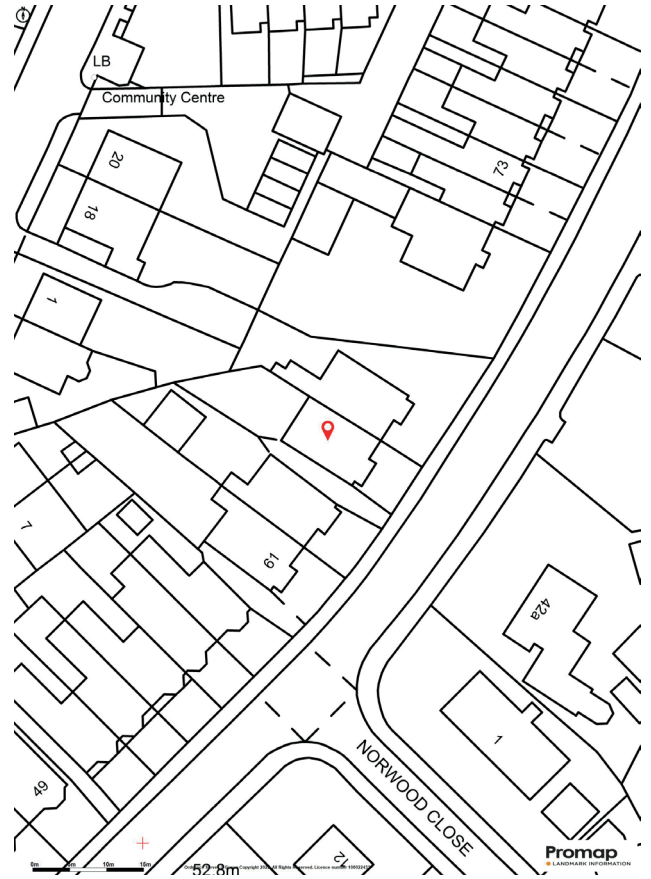
Agents Note

The front garden could be converted into an additional parking space and the rear could be made into an enclosed lawned garden.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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