



13 Willow Place, Knaresborough, North Yorkshire, HG5 0UG

**£235,000**



# 13 Willow Place, Knaresborough, North Yorkshire, HG5 0UG

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A well presented two bedroomed, modern townhouse with parking and enclosed garden forming part of this popular new development in this desirable area of Knaresborough.

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This excellent property provides well presented accommodation with a large sitting/dining room which has glazed doors overlooking the garden together with a modern fitted kitchen and downstairs WC. Upstairs there are two double bedrooms and a modern bathroom.

To the front of the property there is off-road parking for two vehicles and to the rear there is a good sized lawned garden and patio.

The property forms part of this popular new residential development on the northern outskirts of the market town of Knaresborough, approx 1 mile from the railway station and well served by the towns amenities and close to open countryside. The property is also well placed for access to the A1 and is just 5 miles from Harrogate and 15 miles from Leeds Bradford International Airport.

Offered for sale with no onward chain.





## **GROUND FLOOR**

### **LOUNGE/DINING ROOM**

A spacious reception room providing a sitting and dining area with large under stairs cupboard and glazed doors leading to the garden.

### **KITCHEN**

With a range of modern wall and base units with gas hob and electric oven and integrated appliances.

### **CLOAKROOM**

With WC and basin.

## **FIRST FLOOR**

### **BEDROOMS**

There are two good sized double bedrooms with one having fitted wardrobes and cupboard.

### **BATHROOM**

A modern white suite with WC, basin and bath with shower above.

### **OUTSIDE**

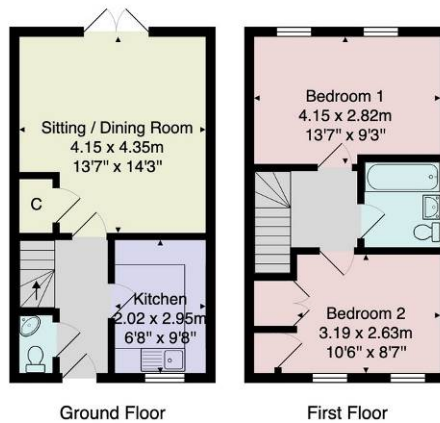
A drive provides off road parking to the front. To the rear there is a good sized lawned garden and patio.

**Tenure** - Freehold

**Council Tax Band** - C







Total Area: 61.9 m<sup>2</sup> ... 666 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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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Energy Efficiency	A		97
Energy Costs	B	33	
Water Efficiency	C		
Water Costs	D		
Water Efficiency	E		
Water Costs	F		
Water Efficiency	G		

Source: Energy Analyst - High-Resolution Data  
England & Wales      EU Directive 2002/91/EC  
www.rpac.co.uk