



10 Mint Garth, Knaresborough, North Yorkshire, HG5 0WH

£325,000

Offers Over

# 10 Mint Garth, Knaresborough, North Yorkshire, HG5 0WH

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A deceptively spacious four-bedroom modern middle-of-terrace house situated on the edge of this popular and established development with private garden and parking.

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This excellent family home is arranged over three floors and features accommodation comprising reception hall with staircase to the first floor, guest cloakroom, sitting room and open-plan extended living kitchen with French doors onto a private rear garden. To the upper floors there are four bedrooms which includes an impressive master suite with en-suite and a modern house bathroom. The property is complemented by a private rear garden and off-street parking.

Mint Garth is a quiet residential street situated close to Knaresborough town centre and within Hay-a-Park, which is a protected Site of Special Scientific Interest. The property lies adjacent to open countryside with woodland and lakeside walks.





## GROUND FLOOR

### RECEPTION HALL

#### SITTING ROOM

A reception room with window to front.

#### LIVING KITCHEN

Stunning open-plan living space with sitting and dining areas with glazed doors overlooking the garden and skylight windows. The kitchen comprises a range of wall and base units with worktop and breakfast bar, gas hob, double oven, integrated fridge / freezer and space for appliances. Under stairs cupboard.

#### CLOAKROOM

With WC and washbasin.

## FIRST FLOOR

#### BEDROOM 2

A double bedroom with window to rear.

#### BEDROOM 3

A double bedroom with window to front.

#### BEDROOM 4

A further bedroom or office.

#### BATHROOM

A white suite comprising WC, washbasin, and bath with shower. Tiled walls and floor.



## SECOND FLOOR

#### BEDROOM 1

A double bedroom with skylight windows.

#### EN-SUITE SHOWER ROOM

A white suite with WC, washbasin and shower.

#### OUTSIDE

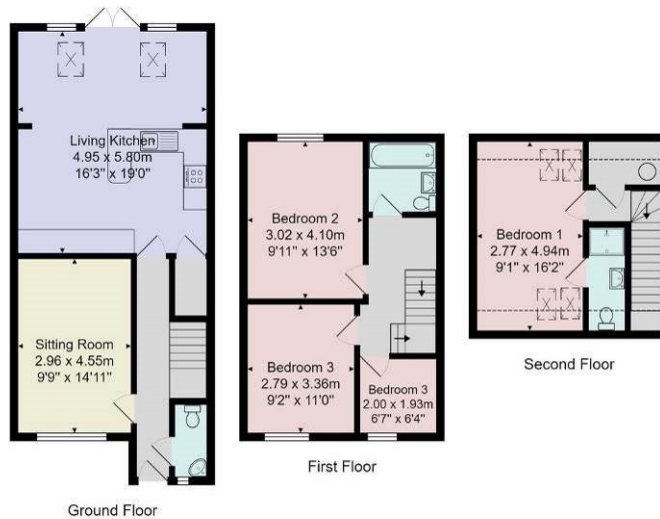
To the front of the property there is off-road parking. To the rear, there is a lawned garden with patio and shed.



**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 115.7 m<sup>2</sup> ... 1245 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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