



20 Woodpark Drive, Knaresborough, North Yorkshire, HG5 9DN

£325,000

Guide Price

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A spacious and beautifully presented three-bedroom semi-detached house with extended living accommodation and generous plot with large drive, attractive garden and summerhouse, situated in this quiet and convenient location close to Knaresborough town centre.

This excellent property is appointed to a high standard and comprises generous living accommodation with a sitting room and an impressive open-plan kitchen and living area with glazed doors overlooking the garden. Upstairs, there are three bedrooms and a modern bathroom. A particular feature of the property is the generous outdoor space, having a large and attractive garden with lawn and patio, a driveway which provides ample off-street parking, garage and summerhouse.

The property is situated in this quiet position on the edge of Knaresborough, with a range of excellent amenities within walking distance.





GROUND FLOOR

RECEPTION HALL

A reception hall with under-stairs cupboard and wood flooring.

SITTING ROOM

A spacious reception room with window to front an attractive fireplace.

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas with glazed doors overlooking the garden. The kitchen comprises a range of wall and base units with electric hob and double oven and integrated dishwasher with space for additional appliances.



FIRST FLOOR

BEDROOM 1

A large double bedroom.

BEDROOM 2

A double bedroom with fitted wardrobes.

BEDROOM 3

A further bedroom with fitted wardrobe.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Heated towel rail. Tiled walls and floor.



LOFT

A pull-down ladder provides access to a loft which is boarded and has lighting.

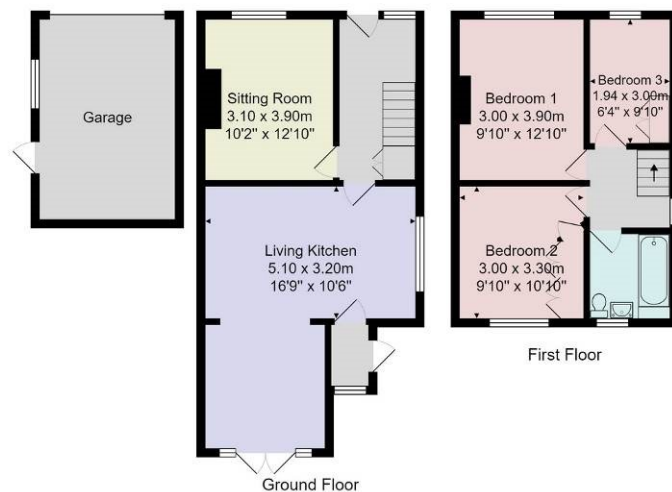
OUTSIDE

A drive provides ample off-road parking and leads to a garage. To the rear of the property there is a large garden with lawn and patio and summerhouse.

Tenure - Freehold

Council Tax Band - C





Total Area: 85.0 m² ... 914 ft² (excluding garage)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		