



VERITY
FREARSON

1 COVERDALE DRIVE, KNARESBOROUGH, HG5 9BW

OFFERS IN THE REGION OF £550,000

I COVERDALE DRIVE,

Knaresborough, HG5 9BW

An attractive four-bedroom semi-detached property with a very large garden, garage and driveway, situated in this quiet position yet extremely convenient for the amenities of Knaresborough town centre.

This super property provides generous and characterful accommodation. On the ground floor there is a large dining hallway with stairs leading to the upper floor, together with two further reception rooms, a kitchen and downstairs shower room. Upstairs, there are four good-sized bedrooms, together with a house bathroom and separate WC. To the rear of the property there is a larger-than-average garden with lawn and patio with sunny south-facing aspect. There is parking to the front of the property and at the side of the property where there is a single garage.

The property forms part of this quiet, private street, yet is within easy walking distance of Knaresborough town centre and railway station where there are excellent amenities on offer. Offered for sale with no onward chain.



Sitting Room · Dining Hall · Family Room · Kitchen

4 Bedrooms · Shower Room · Bathroom · Separate WC

Ample Off-Road Parking · Single Garage · Large Garden







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with window to front and fireplace with living-flame gas fire.

DINING HALL

Providing a spacious dining area with stone fireplace and stairs leading to the first floor.

FAMILY ROOM

A further large reception room with window overlooking the garden. Fireplace with living-flame gas fire.

KITCHEN

With a range of wall and base units, electric hob and double oven. Space for appliances.

SHOWER ROOM

With WC, washbasin, bidet and shower.

FIRST FLOOR

BEDROOMS

There are four good-sized double bedrooms, with the main bedroom having a range of fitted wardrobes, dressing table and washbasin.

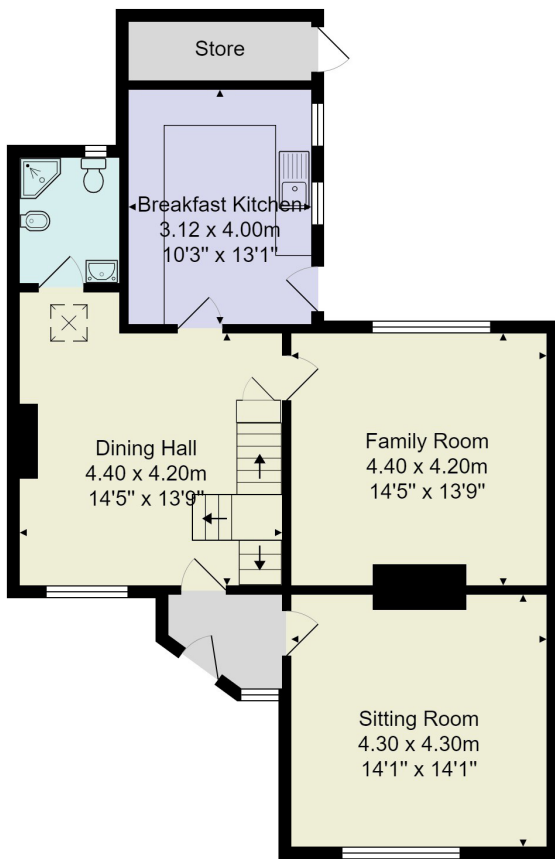
BATHROOM

With WC, washbasin, bidet, bath and shower.

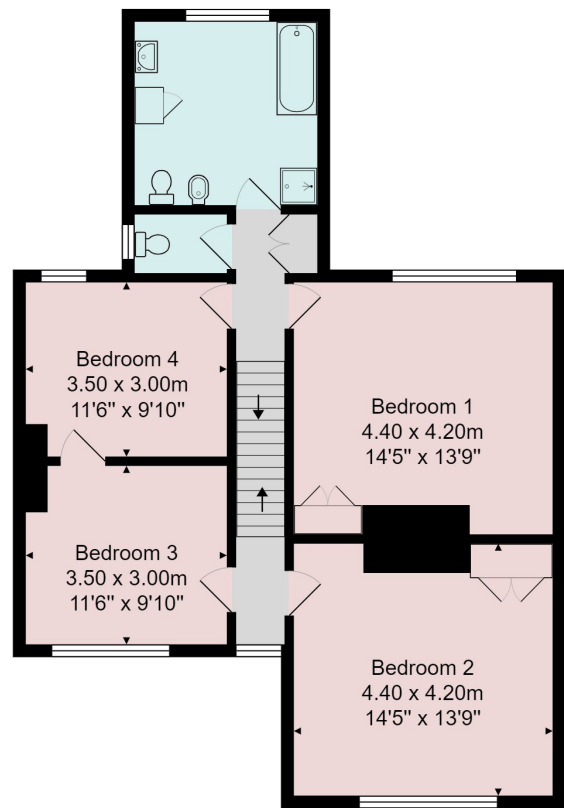
SEPARATE WC

A useful additional WC.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 164.4 m² ... 1769 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

The property occupies, a particularly generous plot with a large lawned garden and extensive paved sitting area. A drive to the front provides ample off-road parking and to the rear there is access to a single garage. There is also a useful outdoor store attached to the rear of the property.

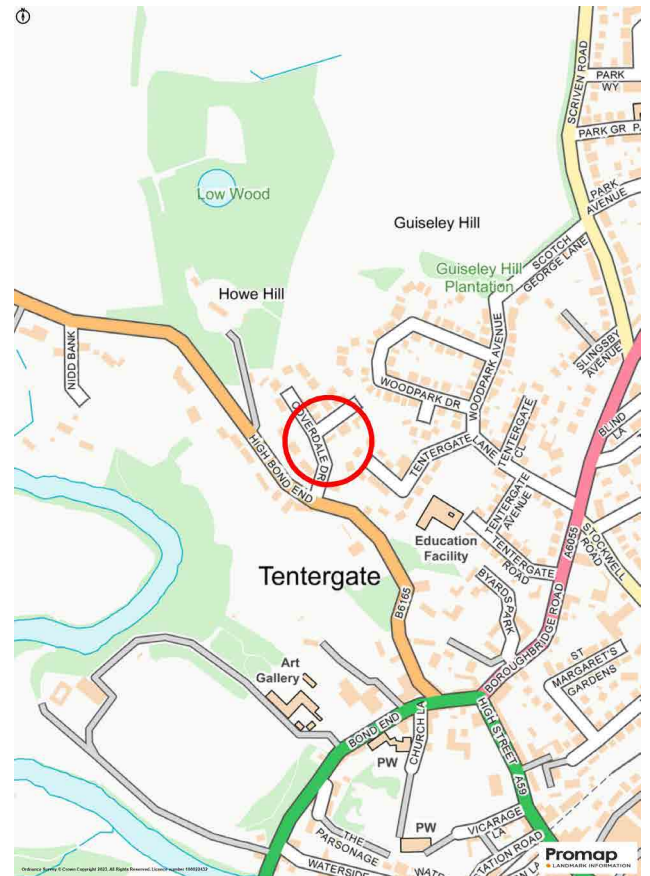
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(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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