



2 Tentergate Avenue, Knaresborough, North Yorkshire, HG5 9BQ

£450,000

Offers Over

2 Tentergate Avenue, Knaresborough, North Yorkshire, HG5 9BQ

An individual and superb four-bedroom detached home offering very generous, well-appointed accommodation.

A particular feature of the house is the generous site, with good-sized gardens to the side and rear.

This great family home enjoys a very attractive and quiet residential position close to open countryside, yet within a five-minute walk of Knaresborough town centre and its associated amenities. An internal viewing is strongly recommended to appreciate the spacious accommodation and superb garden.





The accommodation benefits from gas central heating and uPVC double glazing and comprises –

GROUND FLOOR

ENTRANCE HALL

With stairs leading to the first floor. Under-stairs cupboard.

LOUNGE

An attractive reception room with bay window to front and living-flame gas fire.

DINING ROOM

Bay window to rear. Opening to –

BREAKFAST KITCHEN

Having a range of Shaker-style wall and base units, integrated appliances and breakfast bar. Tiled floor, windows to rear and side. A rear entrance door leads to the garden.

FIRST FLOOR

LANDING

Window to side and access to roof void.

BEDROOM 1

Bay window to rear.

POTENTIAL EN-SUITE SHOWER ROOM

First-fix plumbing is in place for an en-suite.

BEDROOM 2

A very generous second bedroom with windows to front and side.

BEDROOM 3

Bay window to front.

BEDROOM 4

Window to front.

BATHROOM

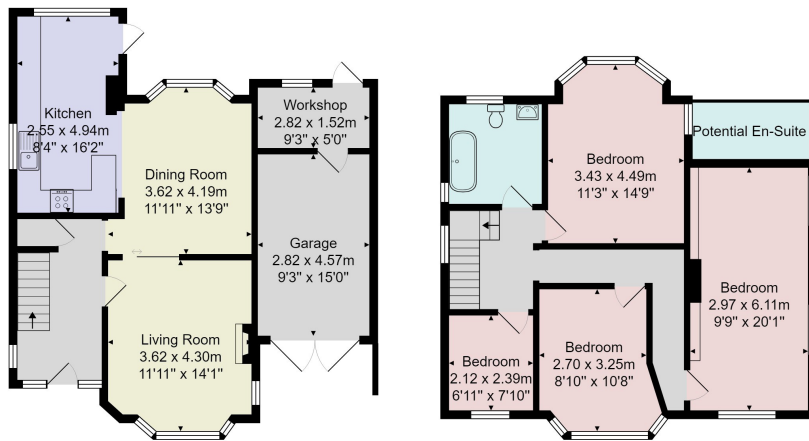
Three-piece white suite incorporating a roll-top bath with shower above, low-flush WC and washbasin. Modern tiling and window to rear.

OUTSIDE

Two driveways provide ample off-road parking, the first leading to an integral garage with twin doors. The garage has space for washer / dryer and central heating radiator. Attractive, private rear garden with seating areas, large lawn and mature borders. In addition to the good-sized rear garden, the property also benefits from a generous side garden.

Tenure – Freehold

Council Tax Band - E



Ground Floor

First Floor

Total Area: 118.7 m² ... 1277 ft² (excluding potential en-suite)

All measurements are approximate and for display purposes only.

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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			