



8 Main Street, Staveley, Knaresborough, HG5 9LA

**£310,000**

Guide Price



## 8 Main Street, Staveley, Knaresborough, HG5 9LA

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A fantastic opportunity to purchase a spacious three-bedroom property occupying a very generous plot, having attractive gardens and ample space for parking, situated in the heart of this popular village.

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This excellent property comprises a dining kitchen with separate sitting room together with three bedrooms and bathroom. A particular feature of the property is the generous outside space with large garden, off-street parking, useful outbuildings, and large allotment / plot.

Staveley is a popular residential village with local primary school, public house and church, and is within easy travelling distance of the more varied amenities of Knaresborough and Boroughbridge.







## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with windows to front and rear and fireplace with living-flame gas stove.

### **KITCHEN**

With dining area and windows to front and rear. The kitchen comprises a range of fitted units with space for appliances. Doors lead to the garden.

## **FIRST FLOOR**

### **BEDROOMS**

There are three good-sized bedrooms.

### **BATHROOM**

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

### **OUTSIDE**

The property occupies a very generous plot, having a large garden surrounding the property with lawn and patios. There is a timber shed and stable, together with a large summer house / shed. A drive provides parking and leads to a double carport. There is also an outside store/workshop. To the rear of the property there is a further additional garden / allotment / plot which provides a further garden area or additional parking.

### **AGENT'S NOTE**

The red line on the enclosed photograph shows the approximate boundary of the property, as described by the owner to the best of their knowledge. Buyers are advised to have the legal advisors clarify the exact boundaries prior to purchasing property.

**Tenure - Freehold**

**Council Tax Band - C**







Total Area: 74.8 m<sup>2</sup> ... 805 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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