



9 Barbondale Grove, Knaresborough, North Yorkshire, HG5 0DX

£265,000

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An opportunity to purchase a superbly presented three-bedroom semi-detached family home, having undergone a recent programme of refurbishment by the current owners to a high standard. The property occupies an enviable cu-de-sac location in this established and popular residential development within walking distance of the popular market town of Knaresborough and its associated amenities and well placed for daily commuting to Yorkshire's principal business districts via the A1(M).

The accommodation is presented to a high standard throughout and comprises a secure entrance porch opening to a light and airy lounge, dining room with double doors opening to the rear garden, modern kitchen with integrated appliances, three first-floor bedrooms, bedroom one with bespoke fitted wardrobes and a recently fitted quality bathroom suite. To the outside, the property has a lawned garden to the front, a driveway provides off-road parking and leads to an attached garage. The enclosed rear garden is laid to lawn with a large decked seating area and gravelled bed. To fully appreciate the accommodation on offer, we strongly advise an early viewing.





GROUND FLOOR

ENTRANCE PORCH

UPVC construction with windows and access door to front elevation, radiator, storage cupboard, door to:

LOUNGE

UPVC double glazed window to front and side elevations, radiator, fireplace, TV point, stairs to first floor, under stairs storage drawers, door to:

DINING ROOM

UPVC double glazed French doors to rear garden, radiator, through to -

KITCHEN

Range of wall and base mounted units with working surfaces over with inset stainless-steel sink unit and mixer tap, inset gas hob with extractor hood over and double electric oven built-in integrated dishwasher, space for under-counter fridge, inset ceiling spotlights, UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden.

FIRST FLOOR

LANDING

UPVC double glazed window to side elevation, doors to:

BEDROOM ONE

UPVC double glazed window to front elevation, radiator, TV point, fitted wardrobes.

BEDROOM TWO

UPVC double glazed window to rear elevation, radiator.

BEDROOM THREE

UPVC double glazed window to front elevation, radiator.

BATHROOM

Quality modern suite comprising panel bath with shower over and glazed screen, low-level WC, washbasin with built in storage cupboard, chrome heated towel rail, tiled walls, UPVC double glazed window to rear elevation.

OUTSIDE

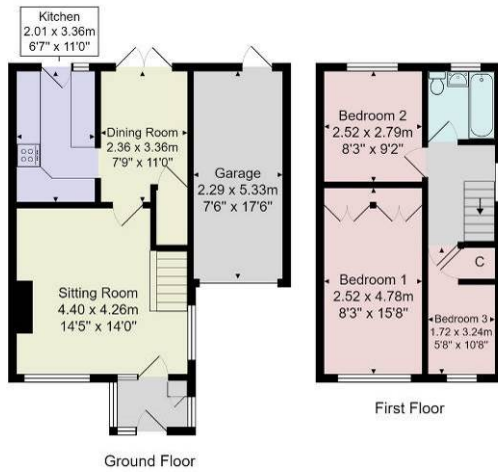
To the front of the property is a lawn garden with driveway providing off road parking and leads to an attached garage. To the rear is an enclosed garden laid to lawn with large decked seating area and fencing to perimeters.

Garage – up-and-over door and rear access door to garden, plumbing and space for washing machine and space for tumble dryer.

Tenure - Freehold

Council Tax Band - C





Total Area: 84.0 m² ... 904 ft²

All measurements are approximate and for display purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		