

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

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14 Cheapside, Knaresborough, North Yorkshire, HG5 8AX

£245,000

## 14 Cheapside, Knaresborough, North Yorkshire, HG5 8AX

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A charming two bedroomed property, with private garden situated in the heart of Knaresborough.

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This super home, provides accommodation comprising a sitting room with woodburning stove together with a dining kitchen with access to the private rear garden. Upstairs, there are two large double bedrooms and a modern bathroom.

The property is situated in the heart of the historic market town of Knaresborough and has a range of excellent amenities within a few minutes walk. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A reception room with window to front with fitted shutters and a woodburning stove.

### **DINING KITCHEN**

With space for dining table, window overlooking the garden and door leading to the outside. The kitchen comprises a range of fitted units with electric hob and integrated oven. Integrated fridge and space for appliances. Under stairs cupboard.

## **FIRST FLOOR**

### **BEDROOMS**

There are two good sized double bedrooms.

### **BATHROOM**

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

### **OUTSIDE**

To the rear of the property, there is a private garden with paved sitting areas and summer house.

### **AGENTS NOTE**

Property is listed.

### **PARKING**

A ticket can be bought from the council for the castle yard.

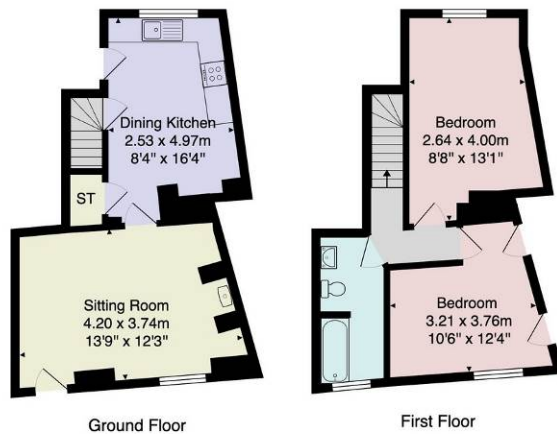
Can park in trinity church for £200 per year.

After 6pm can park outside the house.

**Tenure** - Freehold

**Council Tax Band** - B





Total Area: 60.7 m<sup>2</sup> ... 653 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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