

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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30 Park Grove, Knaresborough, North Yorkshire, HG5 9ET

£400,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

30 Park Grove, Knaresborough, North Yorkshire, HG5 9ET

An attractive and beautifully presented four-bedroom stone-fronted middle-of terrace property, providing spacious accommodation which has been recently modernised and is appointed to a high standard.

The spacious accommodation is arranged over three levels and has an attractive sitting room with bay window and marble fireplace and a dining room with wood-burning stove and stylish modern fitted kitchen. On the upper floors, there are four bedrooms a bathroom and en-suite WC.

The property forms part of the popular Scriven district of Knaresborough and is well served by popular primary schools. Knaresborough town centre is only one mile distant. An early inspection is advised.





GROUND FLOOR

ENTRANCE HALL

A porch leads to the entrance hall with large under-stairs cupboard.

SITTING ROOM

A good-sized reception room with bay window and attractive fireplace with open fire. Fitted cabinet and shelving.

DINING ROOM AND KITCHEN

There is a spacious dining area with wood-burning stove and window overlooking the garden. The stylish, newly fitted kitchen comprises a range of quality units with quartz worktops. Gas hob and integrated oven, integrated washing machine and fridge and freezer. A door leads to the garden.



FIRST FLOOR

BEDROOM 1

A double bedroom with window and attractive fireplace.

BEDROOM 2

A double bedroom with attractive original fireplace.

BEDROOM 3

A further bedroom or study.

BATHROOM

With WC, washbasin and bath. Built-in linen cupboard.



SECOND FLOOR

LANDING

Providing a useful work area with skylight window.

BEDROOM 4

A further bedroom with skylight windows.

EN-SUITE

Washbasin and WC.

OUTSIDE

To the rear of the property, there is an attractive enclosed garden, providing a delightful outdoor sitting area and enjoying a south-facing aspect. Forecourt garden to front providing paved sitting area.

Tenure - Freehold

Council Tax Band - D





Total Area: 143.1 m² ... 1541 ft²

All measurements are approximate and for display purposes only.
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