



9 Avenue House Court, Goldsborough, Knaresborough, HG5 8PR

£315,000

Guide Price

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A beautifully presented and newly refurbished two-bedroom property forming part of this unique mews development, within the highly popular residential village of Goldsborough.

The property has views of open countryside and is located in a safe and peaceful area, within a close community. The property has been recently modernised and upgraded to include a new modern dining kitchen and two new bathrooms. The accommodation also provides a spacious sitting room, utility room and two good-sized double bedrooms. There are attractive gardens to the front and rear of the property, and there is a single garage and visitor parking area.

Avenue House Court is surrounded by beautiful open countryside with open access to public paths which will appeal to dog owners and runners alike. Goldsborough is a highly desirable residential village, having the rare benefit of a primary school, public house, church and no through road. The village is just off the Harrogate bypass, only two miles from the historic town of Knaresborough, with rail links to Harrogate, York and Leeds, and the A1(M) is only two miles to the east.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A spacious reception room with wood-burning stove and glazed door leading to the garden. Window to front with fitted shutters. Under-stairs cupboard.

DINING KITCHEN

With space for dining area. The modern kitchen comprises a range of stylish fitted units with integrated dishwasher and fridge / freezer.

UTILITY ROOM

With fitted worktops and space for washing machine.



FIRST FLOOR

LANDING

With space for a small desk providing a useful workspace.

BEDROOM 1

A double bedroom with fitted wardrobes and en-suite. With fitted window shutters.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and shower.

BEDROOM 2

A further double bedroom with fitted wardrobes. Airing cupboard. With fitted window shutters.



BATHROOM

A white modern suite comprising WC, washbasin set with a vanity unit, and bath.

OUTSIDE

The property has an attractive, good-sized garden with planted borders and sitting areas.

There is a single garage with light, power, water and electrically-operated door.

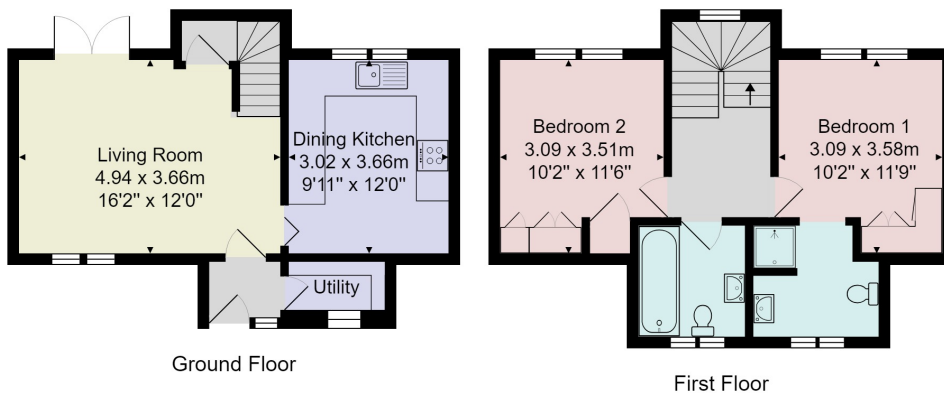
AGENT'S NOTE

The property has been recently refurbished by the current owner to a high standard to include new kitchen and bathroom fittings, new windows throughout and new electric heating system.

Tenure - Freehold

Council Tax Band - D





Total Area: 74.0 m² ... 796 ft²

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			