

VERITY  
FREARSON

THE HARROGATE ESTATE AGENT

[verityfearson.co.uk](http://verityfearson.co.uk)



6 Coronation Terrace, Knaresborough, North Yorkshire, HG5 8JN

£270,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 6 Coronation Terrace, Knaresborough, HG5 8JN

---

A charming two-bedroom cottage with huge potential, enjoying a superb position directly looking over open countryside.

---

A particular feature of the house is the generous gardens and a good-sized garage. Whilst offering spacious accommodation with potential to create a third bedroom to the second floor (subject to the usual consents), the property is now in need of general updating and modernising.

This individual home is well situated within walking distance of Knaresborough, whilst being well placed for the bypass providing excellent daily accommodation to Yorkshire's principal districts.





The accommodation in brief comprises entrance hall, spacious sitting room with bay window to front. Very good-sized open-plan dining kitchen with separate utility room.

To the first floor there are two double bedrooms and house bathroom.

Potential to create a third bedroom to the second floor.

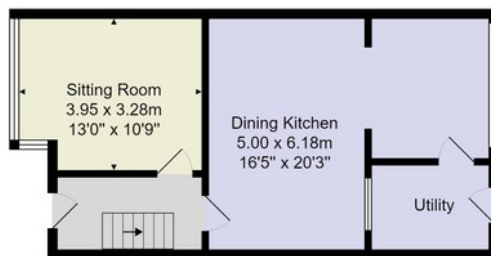
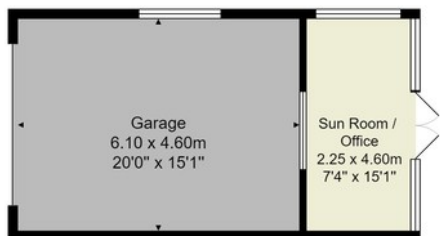
**OUTSIDE**

Detached double garage to the rear. Amazing and very generous mature lawned gardens. Sunroom / home office.

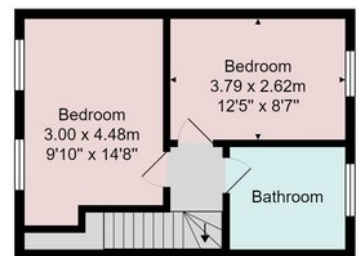
**Tenure - Freehold**

**Council Tax Band - C**





Ground Floor



First Floor

Total Area: 83.6 m<sup>2</sup> ... 900 ft<sup>2</sup> (excluding garage, sun room / office)

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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk