



9 Green Lane, Coneythorpe, Knaresborough, HG5 0RN

£400,000

Offers Over



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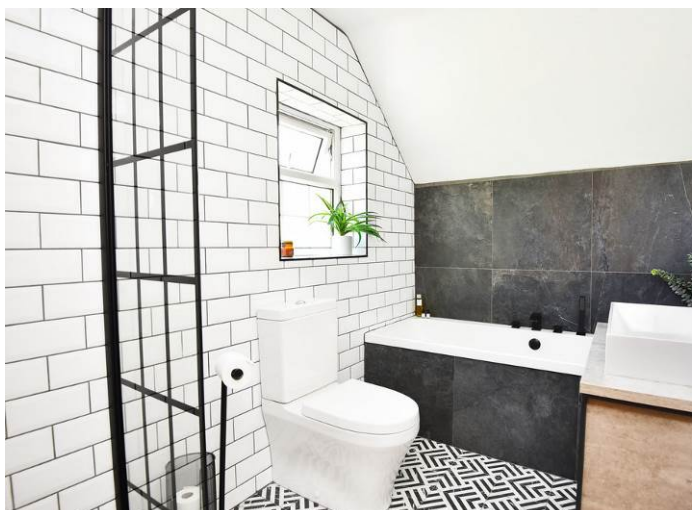
A beautifully presented three-bedroom semi-detached house which has been extended to provide spacious accommodation with a living kitchen and attic room, in a peaceful location within this desirable village.

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The property has been extended and reveals high-quality accommodation including a reception hall, sitting room with wood-burning stove, open-plan living kitchen with bi-folding doors leading to the garden, utility room and cloakroom. On the upper floors there are three bedrooms, a modern bathroom and attic room / home office. There is a lawned garden to the front and an attractive paved garden to the rear. The property also has the advantage of a single garage and parking.

This excellent property is situated in a quiet and secluded position within this sought-after village, close to the village green, convenient for driving to Knaresborough and Harrogate, and also within easy access to the A1(M).





## **GROUND FLOOR**

### **RECEPTION HALL**

Wood flooring and under-stairs cupboard.

### **SITTING ROOM**

A spacious reception room with windows to front and wood flooring. Wood-burning stove set within a rustic brick fireplace.

### **LIVING KITCHEN**

A stunning open-plan kitchen with sitting and dining areas and bi-folding doors leading to the garden. Tiled floor with under-floor heating. Stylish fitted kitchen with wall and base units, island and breakfast bar. Induction hob and integrated electric double oven and microwave oven. Integrated dishwasher.

### **UTILITY ROOM**

Fitted units and work surface with inset sink. Plumbing for washing machine and tumble dryer. Tiled floor with under-floor heating.

### **CLOAKROOM**

Low-level WC and washbasin set within a vanity unit. Tiled floor with under-floor heating, window to side.

## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with windows to front.

### **BEDROOM 3**

A further bedroom with window to rear.

### **BATHROOM**

A modern white suite comprising low-level WC, washbasin, bath and separate shower. Heated towel rail, window to side and tiling to walls and floor.

### **BEDROOM 2**

A double bedroom with window to rear and fitted cupboards. Stairs lead to –

### **ATTIC ROOM**

A large room with skylight windows. Ideal as an occasional bedroom or as a home office.

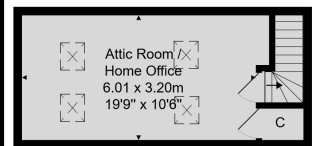
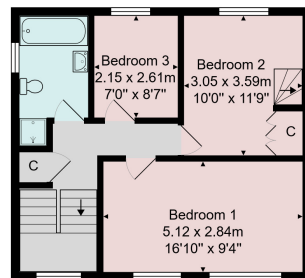
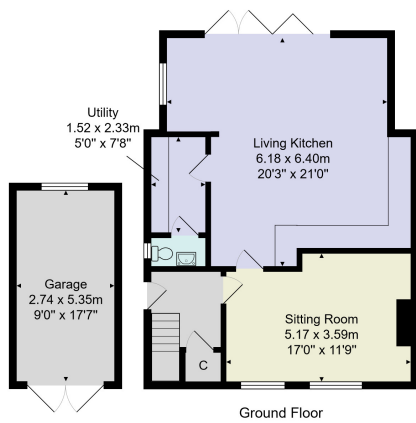
## **OUTSIDE**

Lawned garden to the front. Attractive paved garden to the rear, which has a barbecue area and planted borders. Single garage and driveway parking for one vehicle in front of the garage.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 138.2 m<sup>2</sup> ... 1487 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		59
(21-38)	F		40
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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