



2 Cotterdale Close, Knaresborough, North Yorkshire, HG5 0DY

£389,950

Guide Price

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A well-presented and spacious four-bedroom detached family home enjoying a delightful private corner plot and offering excellent potential to extend subject to the necessary consents, together with off-street parking and large single garage situated within this sought-after residential location.

The property is situated on this attractive tree-lined road in this sought-after residential location.

Knaresborough has excellent recreational, shopping and schooling, facilities along with a railway station leading to mainline links. The southern bypass is convenient and offers access to the principal commercial centres of North and West Yorkshire. The A1(M) lies to the east of the town, making areas further afield more accessible.





GROUND FLOOR

With gas central heating and uPVC double glazing the property briefly comprises, reception hall with staircase to the first floor. Under-stairs storage cupboard and guest cloakroom.

The lounge enjoys a pleasant aspect to the front and there is a living-flame gas fire and double opening doors lead through to a well-proportioned dining room, which has sliding patio doors leading onto the private rear garden.

The kitchen comprises a modern range of matching wall and base units with working surfaces over, windows to two elevations, an oven with four-ring gas hob with filter hood over and space for further appliances. There is also a panelled and glazed door to the rear.

FIRST FLOOR

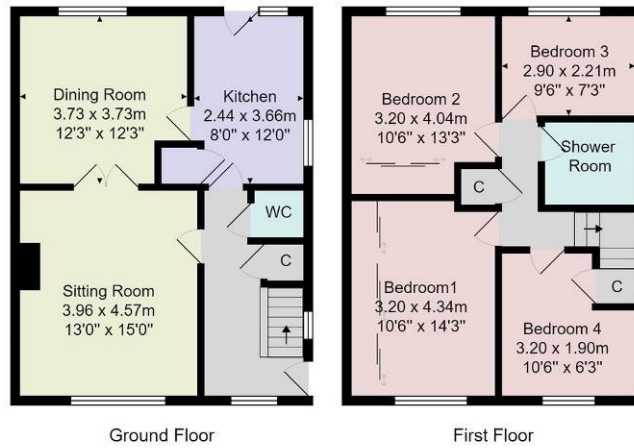
To the first floor there is a linen cupboard housing the gas central heating boiler, two double bedrooms, both having built-in wardrobes with sliding mirrored fronts, and two further bedrooms. There is a modern shower room which comprises a corner shower cubicle, concealed cistern WC and washbasin.

OUTSIDE

Outside, the property is situated on a delightful corner plot which would be ideal for both those entertaining and for those with family requirements. The property offers excellent potential to extend, subject to the usual consents. There are lawned gardens that wrap round from the front, side and rear. To the rear is a private terrace and further shaped flowerbed borders. Beyond there is off-street parking for two cars and a large single garage.

Tenure - Freehold

Council Tax Band - E



Total Area: 107.1 m² ... 1153 ft²
 All measurements are approximate and for display purposes only.
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