



4 Abbey Craggs Way, Knaresborough, North Yorkshire, HG5 8EF

£425,000

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A superb 3/4 bedroom semi detached house enjoying a superb position with a pleasant open aspect over the adjoining cricket ground. No chain.

The property reveals deceptively generous and flexible accommodation arranged over 3 levels. The spacious accommodation is complimented by attractive and private rear gardens.

Abbey Craggs Way is a very popular and established residential position, close to open countryside, yet within walking distance of Knaresborough town centre and associated amenities.





The accommodation benefits from gas central heating, double glazing and comprises:

Entrance hall, sitting room/dining room which leads onto the conservatory with doors to rear garden.

Breakfast kitchen with range of wall and base units and integrated appliances.

Cloakroom and internal door to the garage.

First floor landing.

Good sized living room with balcony - this room could be used as a 4th bedroom if required.

Two further bedrooms and house bathroom.

Study area with stairs leading to the second floor.

Master bedroom suite with superb en-suite shower room.

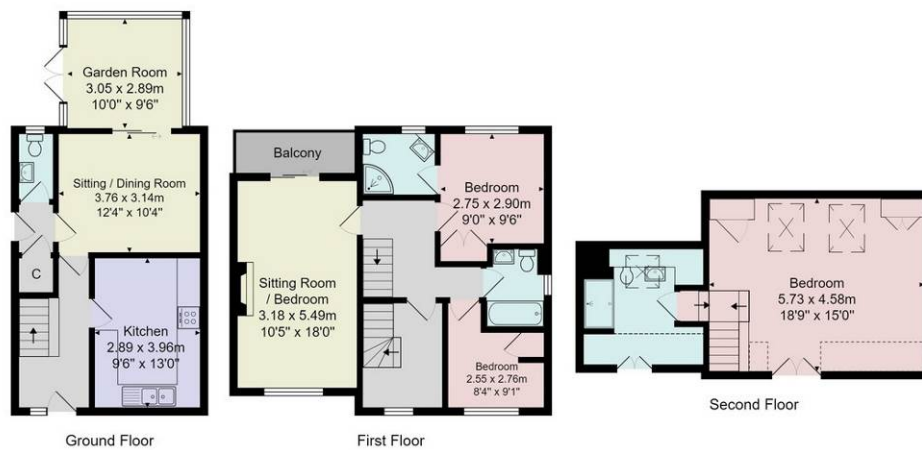
OUTSIDE

Driveway and garage.

A particular feature to the house are the superb and private rear gardens with patio, shaped lawn and mature borders.

Tenure - Freehold

Council Tax Band - D



Total Area: 134.1 m² ... 1443 ft² (excluding balcony)
All measurements are approximate and for display purposes only.
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