



VERITY  
FREARSON

WILLOW BANK, YORK ROAD, KNARESBOROUGH, HG5 0TT

£500,000



# WILLOW BANK, YORK ROAD,

*Knaresborough, HG5 0TT*

**A beautifully presented two-bedroom detached bungalow with a large and attractive garden with river frontage, situated in this delightful position on the edge of Knaresborough.**

The bungalow provides high-quality, newly refurbished accommodation and comprises a stunning open-plan kitchen and living area with multi-fuel stove, and glazed doors leading to a balcony. There are two double bedrooms and a modern shower room. a a driveway provides ample parking and provides access to the garage, where there is additional storage area and utility. The property has huge potential for further development and additional living space could be created either in the loft or the basement, subject to obtaining the necessary consents. A particular feature of the property is the very large and attractive garden with river frontage, fishing and boating rights.

Whilst being situated in a quiet and secluded position, the property is also conveniently located close to excellent local amenities which in a quiet and secluded position. The property is also conveniently located close to excellent local amenities which includes schools and the many varied shops and services within Knaresborough town centre. Offered for sale with no onward chain.



Living Area And Kitchen · Sun Room · Balcony

2 Bedrooms · Bathroom

Large Off-Road Parking Area · Attractive Gardens With River Frontage













## ACCOMMODATION

### GROUND FLOOR

#### LIVING AREA AND KITCHEN

A stunning open-plan living space with sitting area with multi-fuel stove and dining area. Windows and glazed doors lead to a balcony which overlooks the stunning garden and the river. There is a modern fitted kitchen with a range of stylish wall and base units with quartz worktop and breakfast bar. Integrated gas hob, double oven, microwave and fridge / freezer.

### BEDROOM 1

A double bedroom with windows on two sides.

### BEDROOM 2

A further double bedroom with fitted wardrobes and windows.

### SHOWER ROOM

A modern white suite with WC, basin set within a vanity unit and large shower. Heated towel rail. Tiled walls and floor.

# FLOOR PLAN



Total Area: 90.5 m<sup>2</sup> ... 974 ft<sup>2</sup> (excluding balcony, garage, store, covered area)

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.

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## Outside

A driveway leads to the property and there is a parking area to the front and further large parking area to the rear with access to a garage and storage area which has space and plumbing for washing machine and appliances. There is a very good-sized and attractive rear garden with lawn together with access to the river with fishing and boating rights. Glazed doors from the living area also leads to a balcony, providing an additional outdoor covered sitting and entertaining space, part of which is completely enclosed.

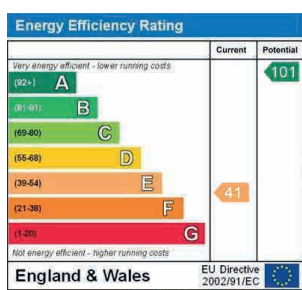
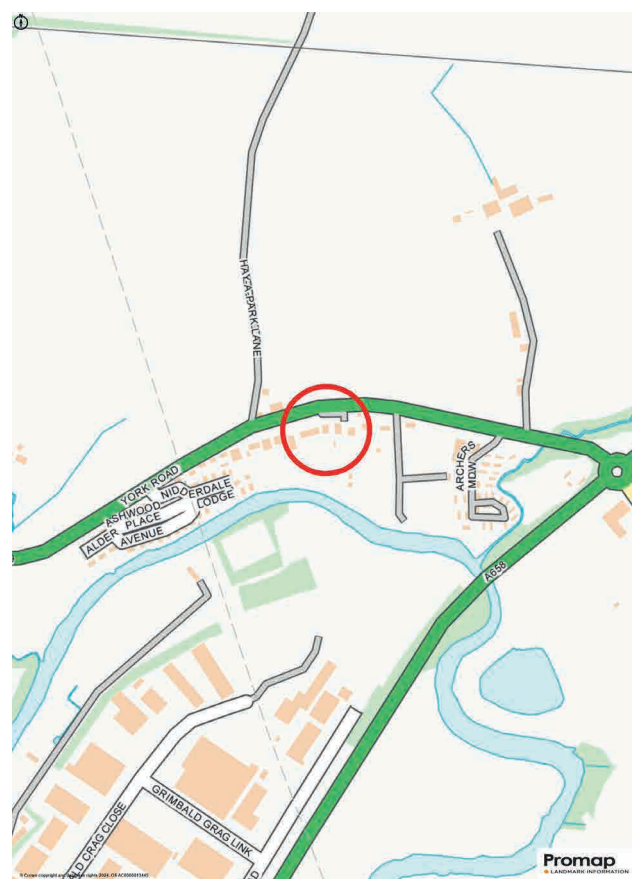
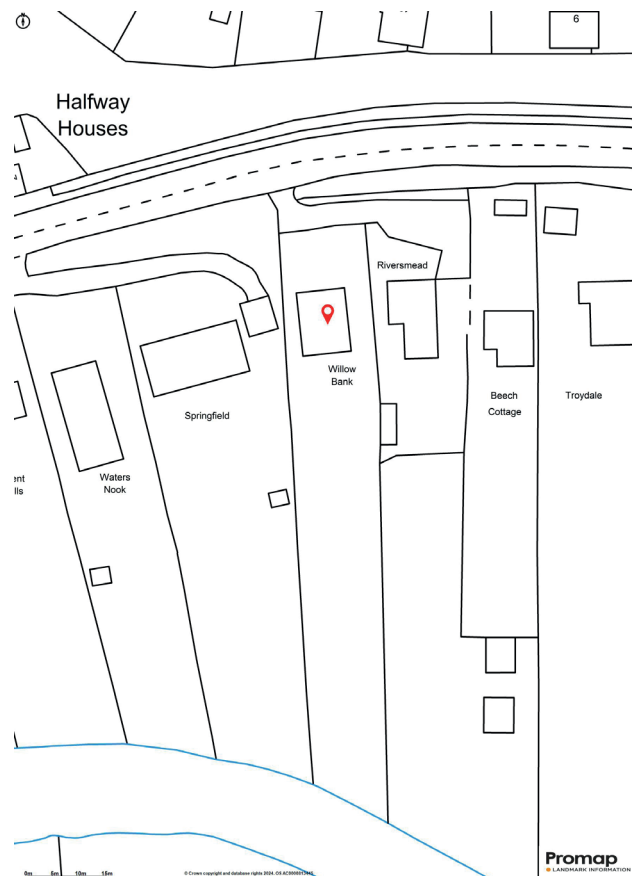
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - E



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