



2 Main Street, Staveley, Knaresborough, North Yorkshire, HG5 9LA

£250,000

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A beautifully presented and spacious three-bedroom middle-of-terrace family house situated at the centre of this popular residential village, within a few hundred yards of a well-regarded primary school.

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This excellent home offers three-bedroom accommodation with modern kitchen and bathroom and spacious sitting room with gas central heating and double glazing throughout, plus the benefit of a south-facing garden to the front and off-street parking and brick outbuilding to the rear.

Staveley is a popular residential village, with a local primary school, public house and church, whilst being within easy travelling distance of the more varied amenities of Knaresborough and Boroughbridge. Available for sale with no onward chain.





## **GROUND FLOOR**

uPVC front door leads to –

### **ENTRANCE HALL**

### **LOUNGE**

Double-glazed windows to front and rear and marble fireplace with living-flame gas fire. Central heating radiator and coved ceiling.

### **DINING KITCHEN**

Double-glazed windows to front and rear, plus exterior door to rear. A stylish modern fitted kitchen with wall and base units, gas hob, integrated oven, microwave and appliances. Gas central heating boiler. Under-stairs pantry cupboard with double-glazed window to rear.

## **FIRST FLOOR**

### **BEDROOM 1**

Two double-glazed windows to front and central heating radiator. Two fitted double wardrobes and fitted cupboard.

### **BEDROOM 2**

Double-glazed window to front and central heating radiator. Two fitted double wardrobes.

### **BEDROOM 3**

Double-glazed window to rear and central heating radiator.

### **SHOWER ROOM**

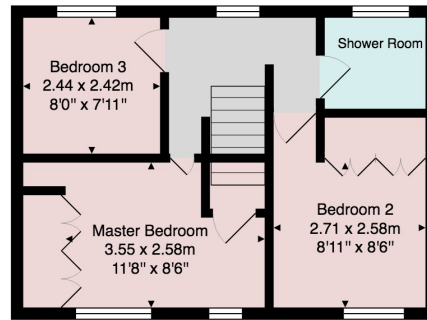
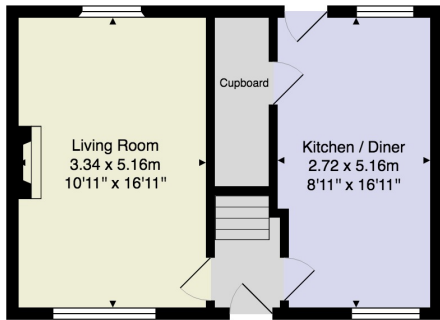
Double-glazed window to rear. Modern three-piece suite comprising low-flush WC, pedestal washbasin and corner shower cubicle. Fully tiled walls and chrome heated towel rail.

### **OUTSIDE**

Attractive enclosed south-facing lawned garden to front with flower borders. Courtyard to rear providing two-off-street parking space and brick-built outbuilding with power and light. Further small garden store.

**Tenure** - Freehold

**Council Tax Band** - C



Total Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup>

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		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			