



4 South View, Arkendale, Knaresborough, HG5 0QX

£275,000

Offers Over

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A rare opportunity to purchase a three-bedroom end-of-terrace house occupying a LARGE PLOT with gardens, allotment, garage / workshop, carport and driveway, situated on the edge of the highly sought after village with delightful countryside views.

This excellent home briefly comprises; kitchen, dining room, sitting room, three bedrooms and a house bathroom. The property occupies an enviable plot with gardens, paved seating area, allotment, garage / workshop, covered carport and driveway.

Arkendale is a popular village with a local primary school, public house and church, and is ideally placed for the commuter being within easy reach of the A1(M), which offers direct access to Yorkshire's commuter centres and further afield. The property is well placed for the market towns of Knaresborough and Boroughbridge, where there is excellent schooling for all ages, recreational facilities, and shops for all daily needs. Knaresborough also has a railway station with mainline links to York. Harrogate and Leeds.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

Windows to the front and rear elevations. Wall-mounted electric fire and radiator.

DINING ROOM

Window to front elevation. Electric fire and radiator. Room for a family dining table. Stairs to first floor.

KITCHEN

Range of wall and base units with working surfaces having inset sink and inset gas hob with electric oven under and extractor fan above. Plumbing and space for washing machine and space for fridge / freezer. Useful under-stairs cupboard. Central heating radiator. Window to rear elevation and rear access door.



FIRST FLOOR

LANDING

Window to rear elevation. Central heating radiator. Loft hatch to roof void. Doors leading to -

BEDROOM 1

Window to front elevation having delightful far reaching countryside views. Wardrobe having sliding mirror doors. Central heating radiator.

BEDROOM 2

A further double bedroom with window to front elevation having delightful views. Central heating radiator.

BEDROOM 3

Single bedroom currently used as an office with window to rear elevation. Central heating radiator.



BATHROOM

White bathroom suite with bath, pedestal washbasin and low-flush WC. With radiator.

OUTSIDE

The property occupies a very generous plot with driveway leading to a garage / workshop, covered carport and a brick store. To the front a paved seating with pergola and a mature garden all having delightful open countryside views. To the rear there is an allotment with fruit and vegetable patches, greenhouse and shed.

Tenure - Freehold

Council Tax Band - B





Total Area: 75.5 m² ... 812 ft² (excluding workshop, covered port, shed)
All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
	A		
	B		
	C		
	D		
	E		
	F		
	G		
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