



23 Birkdale Avenue, Knaresborough, North Yorkshire, HG5 0LS

£380,000

Offers Over



## 23 Birkdale Avenue, Knaresborough, North Yorkshire, HG5

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A spacious four-bedroom detached house enjoying a delightful plot with gardens, garage and driveway, situated in a pleasant cul-de-sac position.

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The property has been much loved over the years however some buyers may feel the property requires modernisation, posing an excellent opportunity to create a wonderful family home.

Birkdale Avenue is a quiet cul-de-sac, situated within this popular and well established residential area, well served by local amenities and just a short distance from Knaresborough town centre.





## GROUND FLOOR

### ENTRANCE HALL

Useful under-stairs cupboard, central heating radiator and stairs to the first floor.

### CLOAKROOM

### LOUNGE

Window to front elevation, coal-effect gas fire. Central heating radiator.

### DINING ROOM

Central heating radiator. Glazed sliding doors through to -

### CONSERVATORY

uPVC construction . French doors paved seating area.

### KITCHEN

Range of wall and base units . Working surfaces having inset sink and drainer with tiled splashback. Plumbing and spaces for washing machine and tumble dryer. Space for electric oven. Window to side. Access to rear.

## FIRST FLOOR

### LANDING

With loft hatch. Linen cupboard housing boiler. Window to side.

### BEDROOM 1

Wardrobes with sliding mirror-fronted doors. Central heating radiator. Window to front elevation.

### BEDROOM 2

window to rear elevation . Central heating radiator.

### BEDROOM 3

Window to rear elevation . Central heating radiator.

### BEDROOM 4

Window to front elevation . Central heating radiator. Boxing over stairs.

## HOUSE BATHROOM

White suite comprising Shower enclosure, low-flush WC, pedestal washbasin. Central heating radiator. Window to rear elevation.

## OUTSIDE

The property occupies a delightful plot with driveway to front providing ample offstreet parking and leads to a detached garage . Access gate to the side leads to an enclosed low maintenance rear garden with paved seating areas, artificial grass timber shed with fencing, a mature hedging providing the degree of privacy

**Tenure** - Freehold

**Council Tax Band** - E

**EPC:** D







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