



33 Park Row, Knaresborough, North Yorkshire, HG5 0BJ

£239,950

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A charming three-bedroom double-fronted mid-terrace period house full of charm and character, with exposed beams throughout, located just moments' away from Knaresborough town centre.

The property has been well cared for by the current owner and offers deceptively spacious accommodation arranged over three floors, providing flexible living space. Externally, there is an enclosed rear patio area.





GROUND FLOOR

DINING KITCHEN

A modern fitted kitchen with ample storage and the benefit of a larder. Patio doors lead out to the enclosed patio area at the rear of the property.

SITTING ROOM

A spacious reception room with feature working log-burner.

FIRST FLOOR

BEDROOM 1

A generous double bedroom.

BATHROOM

Fitted with a modern white suite comprising WC, washbasin and bath with shower above.

SECOND FLOOR

BEDROOM 2

A further good-sized double bedroom.

BEDROOM 3

Another double bedroom with exposed beams.

SEPARATE WC

Currently fitted with a WC, with potential to convert into a shower room if desired.

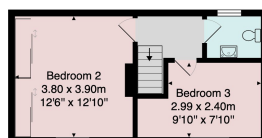
OUTSIDE

To the rear of the property is a small, enclosed patio area providing a private outdoor space. Residents' permit parking is available to the front.

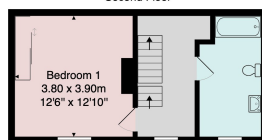
Tenure - Freehold

Council Tax Band - C

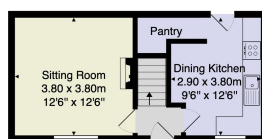




Second Floor



First Floor



Ground Floor

Total Area: 92.1 m² ... 991 ft²

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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		