



VERITY  
FREARSON

9 BIRKDALE AVENUE, KNARESBOROUGH, HG5 0LS

£445,000



## 9 BIRKDALE AVENUE,

*Knaresborough, HG5 0LS*

**A beautifully presented and generously proportioned four-bedroom detached family home, occupying an enviable large corner plot with ample off-street parking and a single garage, pleasantly positioned at the head of a quiet cul-de-sac within this highly sought-after residential location.**

The property offers spacious and versatile accommodation ideally suited to modern family living, complemented by attractive gardens and an excellent degree of privacy. Its corner plot position provides both a pleasing sense of openness and generous, practical outdoor space.

Located within the Knaresborough market town, the property benefits from a wide range of shopping, recreational and schooling facilities, together with a railway station providing main line links. The town's southern bypass offers convenient access to the principal commercial centres of North and West Yorkshire, while the A1(M) lies to the east, making the property particularly well suited to commuters travelling further afield.



Dining Kitchen · Sitting Room · WC · Conservatory

4 Bedrooms · Bathroom

Off-Road Parking · Garage · Garden













## ACCOMMODATION

The accommodation comprises -

### GROUND FLOOR

The entrance hall leads into a bright and spacious lounge, finished in neutral tones and centred around a contemporary feature wall with inset fireplace and television point, creating a comfortable yet stylish living space.

The dining kitchen provides an excellent hub for everyday family life, offering ample storage and worktop space together with room for a dining table. From here, doors open directly into the conservatory, allowing for a seamless flow across the ground floor.

The conservatory is a particularly attractive feature, flooded with natural light via full-height glazing and a pitched glazed roof. Enjoying views over and direct access to the rear garden, this versatile room is ideal for relaxing, entertaining or family use.

A useful ground floor WC completes the ground floor accommodation.

### FIRST FLOOR

To the first floor are four well-proportioned bedrooms, all offering generous accommodation. The principal bedroom is a spacious double and benefits from fitted wardrobes. Bedrooms two, three and four are all of good size, each capable of accommodating a double bed or being used flexibly to suit a range of needs. Bedroom four also benefits from a useful built-in cupboard.

The accommodation is completed by a modern family bathroom, fitted with a white suite comprising a panelled bath with shower over and curved glass screen, pedestal washbasin and WC. The room is fully tiled in complementary neutral tones with decorative mosaic detailing and benefits from natural light via a frosted window.



# FLOOR PLAN



Total Area: 117.4 m<sup>2</sup> ... 1263 ft<sup>2</sup>

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

The property is set back behind a neatly maintained front garden with a driveway providing off-street parking.

To the rear is a substantial and private garden, predominantly laid to lawn and enclosed by established hedging, offering a good degree of seclusion. A paved patio area provides an ideal space for outdoor dining and entertaining, while a covered seating area/ pergola offers a sheltered spot for year-round enjoyment. The garden further benefits from a timber shed and gated side access.

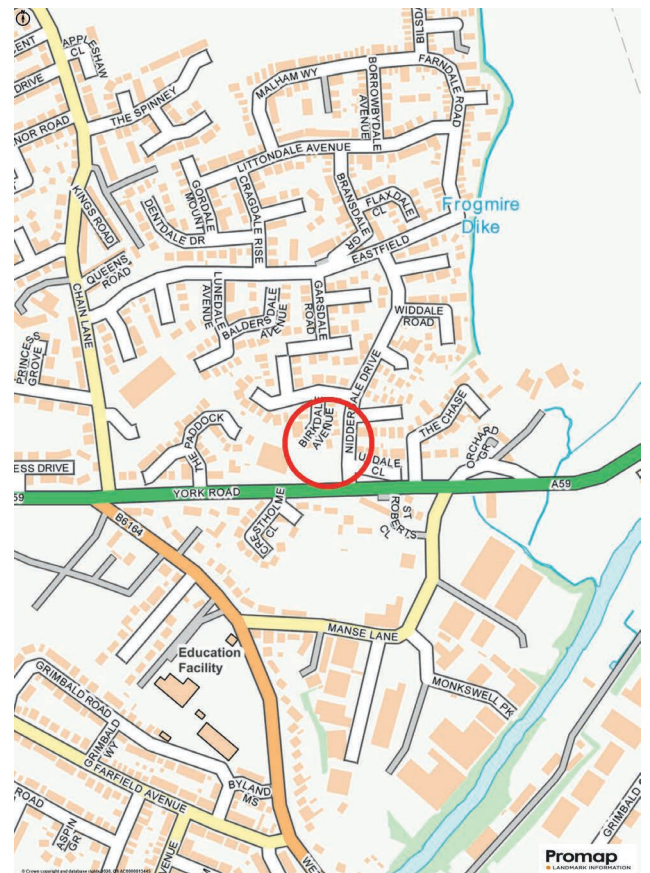
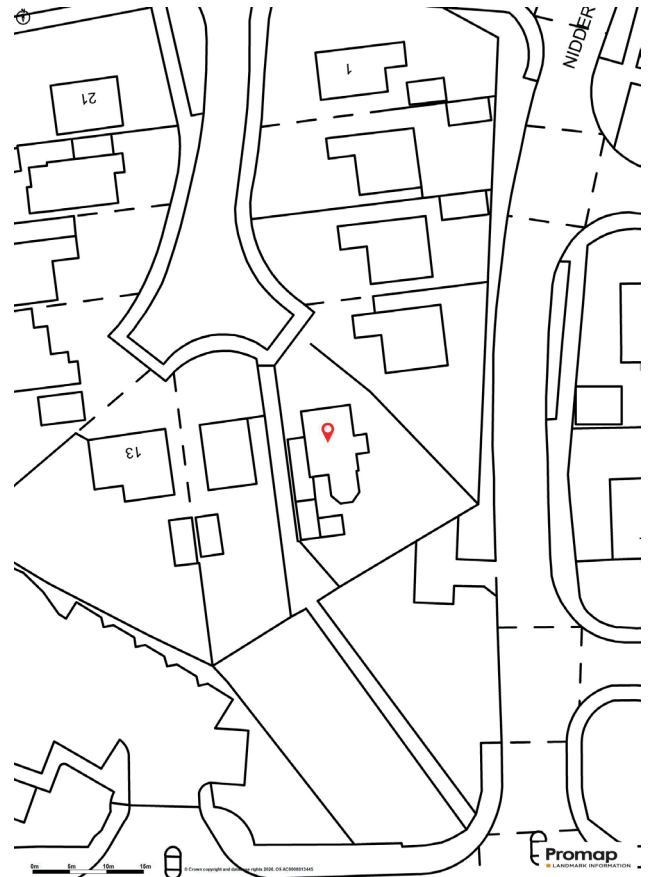
### Services

All mains services connected.

### Tenure

Freehold

**Council Tax Band - E**



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