



**Briggate, Knaresborough HG5 8BQ**



**welcome to**

**Briggate, Knaresborough**

A centrally located two-bedroom end terrace in the heart of Knaresborough, offering an exciting full renovation opportunity. Set over four floors, including two cellar rooms, the property provides excellent potential to re configure and create your ideal living space. Early viewing is recommended.



This two-bedroom end terraced house is perfectly positioned in the heart of the beautiful market town of Knaresborough.

Requiring full modernisation and renovation, this characterful property offers an exciting opportunity for those looking to create a bespoke home.

Arranged over four floors, the accommodation includes: Lower Ground Floor: With two spacious cellar rooms offering excellent storage or potential for further development. Ground Floor: Kitchen, lounge, and dining room. First Floor: A double bedroom and the house bathroom. Second Floor: A further bedroom/loft room featuring exposed beams.

Knaresborough remains one of the most desirable places to live in North Yorkshire, renowned for its outstanding schools, picturesque riverside walks, and excellent road and rail links for commuters. The vibrant town centre offers artisan cafés, independent eateries, traditional butchers, and a popular weekly farmers' market offering an abundance of fresh local produce.

## Lower Ground Floor

### Cellar Room One

12' 3" max x 10' 1" max ( 3.73m max x 3.07m max )

### Cellar Room Two

9' 3" max x 7' 7" max ( 2.82m max x 2.31m max )

## Ground Floor

### Inner Hall

3' max x 8' 2" max ( 0.91m max x 2.49m max )

### Dining Room

9' 1" x 10' 6" ( 2.77m x 3.20m )

### Kitchen

7' 8" max x 5' 8" max ( 2.34m max x 1.73m max )

### Lounge

13' 8" max x 11' 7" max ( 4.17m max x 3.53m max )

## First Floor

## First Floor Landing

### Bedroom One

13' 8" max x 10' 8" max ( 4.17m max x 3.25m max )

### Bathroom

11' 3" max x 5' 2" ( 3.43m max x 1.57m )

## Second Floor

### Bedroom Two/Loft Room

15' 1" max x 10' 5" max ( 4.60m max x 3.17m max )



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## Briggate, Knaresborough

- Two bedroom end terrace property set over four floors
- Renovation and modernisation required throughout
- Fantastic location in the heart of Knaresborough
- Perfect investment or first time buyer opportunity
- VACANT POSSESSION AND NO ONWARD CHAIN

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £175,000

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HRG107614 - 0004

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