



3 Barbondale Grove, Knaresborough, North Yorkshire, HG5 0DX

£295,000

## 3 Barboldale Grove, Knaresborough, North Yorkshire, HG5

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A recently renovated three-bedroomed semi-detached house occupying a desirable cul-de-sac position in a sought-after residential area.

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This stunning home features an extended open-plan dining kitchen with doors opening out onto a landscaped garden, a cloakroom, sitting room, three good-sized bedrooms and a modern house bathroom. Outside there is ample off-road parking to the front and side and an enclosed garden to the rear.

Barboldale Grove is a quiet cul-de-sac, just a short walking distance from excellent shopping, recreational and schooling facilities, together with a railway station with mainline links.





## GROUND FLOOR ENTRANCE PORCH

uPVC double-glazed door to the front, inner door leads to -

## SITTING ROOM

Spacious light and airy room with uPVC double-glazed window to the front, central heating radiator and stairs to first floor

## IMPRESSIVE OPEN-PLAN DINING KITCHEN

Modern range of wall and base units with working surfaces and matching breakfast bar. Inset stainless-steel sink, induction hob, electric oven under and extractor fan over. Integrated appliances include fridge, freezer, dishwasher and washing machine. Extending dining area provides space for family dining table. Velux window and sliding full-width patio doors leading out to the enclosed garden.

## CLOAKROOM

With low-level WC and washbasin.

## FIRST FLOOR

### OPEN LANDING

With uPVC double-glazed window to the side. Pull-down loft hatch with ladder leading to a boarded attic space.

### BEDROOM 1

Fitted wardrobes, uPVC double-glazed window to the front and central heating radiator.

### BEDROOM 2

Further double bedroom with uPVC double-glazed window to the rear and central heating radiator

### BEDROOM 3

uPVC double-glazed window to front and central heating radiator

## BATHROOM

Fully tiled bathroom suite comprising bath with shower over and screen, wall-mounted washbasin and low-level WC. uPVC double-glazed window to the rear.

## OUTSIDE

Ample off-road parking to the front and side of the property. Access gate to the side leads to an enclosed garden with shaped lawn and paved seating area.

## Council Tax Band - C





Total Area: 80.0 m<sup>2</sup> ... 861 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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## Verity Frearson

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
		Current	Potential
Very energy efficient - lower running costs			
(80-100)	A		
(69-80)	B		
(58-68)	C		
(39-54)	D		
(23-38)	E		
(1-22)	F		
(-1)	G		
Acc. energy efficient - higher running costs		Acc. environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	