



7 Aspin Grove, Knaresborough, North Yorkshire, HG5 8HJ

£275,000

Offers Over

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A three-bedroomed detached house with driveway, garage and attractive, good-sized lawned gardens to front and rear, situated on a quiet cul-de-sac on the outskirts of Knaresborough.

This excellent spacious accommodation which has been well maintained by the current owner, but now offers buyers the opportunity to upgrade and modernise the accommodation to suit their own requirements. The accommodation currently comprises a spacious reception hall, two reception rooms, a well-quipped kitchen and conservatory extension on the ground floor, On the first floor there are three good-sized bedrooms, bathroom and separate WC. The property occupies a good-sized plot with driveway, garage and attractive lawned gardens to front and rear.

Aspin Grove is a quiet cul-de-sac situated on the outskirts of the historic market town of Knaresborough, within walking distance of a range of excellent local amenities and schools.





GROUND FLOOR SPACIOUS RECEPTION HALL

With windows to front and stairs leading to the first floor.

SITTING ROOM

A spacious reception room with window to front and fireplace with gas fire. Opening to -

DINING ROOM

A further reception room with windows and glazed door leading to -

CONSERVATORY

Providing a further sitting area with glazed doors overlooking the garden.

KITCHEN

Having a range of wall and base units with point for cooker. Space and plumbing for fridge and washing machine. Window to side.

FIRST FLOOR

LANDING

Hatch providing access to loft space.

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further double bedroom with window to rear.

BEDROOM 3

A further bedroom with window to front.

BATHROOM

Bath with shower above and washbasin. Window to rear.

SEPARATE WC

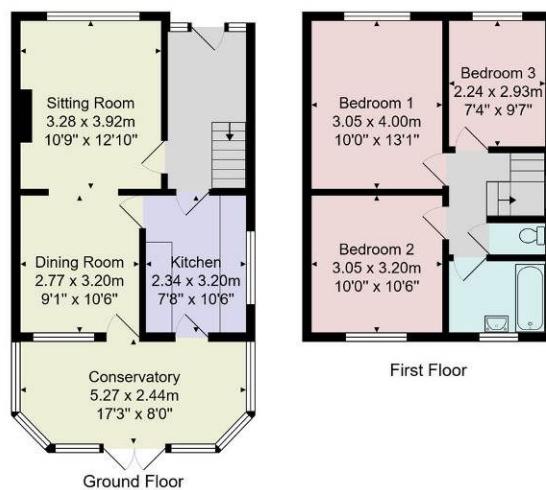
With WC and washbasin. Window to side.

OUTSIDE

A driveway provides off-road parking and leads to a **SINGLE GARAGE**. Attractive lawned gardens to front and rear, with the rear garden having mature borders and paved sitting area.

Council Tax Band - D





Total Area: 90.7 m² ... 976 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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