



**Arenal, Ripley Road, Knaresborough, North Yorkshire, HG5 9HA**

**£299,950**



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A mature semi-detached house with three double bedrooms, situated in a select residential district of Knaresborough with open country views to the front and private south-facing garden to rear.

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Arenal is a very pleasant semi-detached house in immaculate condition throughout, offering deceptively spacious accommodation appointed to a very good standard, with full gas central heating and double glazing. Large windows to both front and rear elevations provide light and airy accommodation and very pleasant aspects.

The property, situated approximately only one mile from Knaresborough Market Place, forms part of a popular and highly regarded residential district of the town, adjacent to Lands Lane and the beautiful Nidd Gorge.





## **GROUND FLOOR**

### **ENTRANCE HALL**

uPVC door to front and central heating radiator. Understairs storage cupboard.

### **CLOAKROOM**

Low-flush WC and corner wash hand basin.

### **LOUNGE**

14' 2" x 10' 10" (4.32m x 3.3m) With double glazed picture windows to both the front and rear elevations providing ample daylight. Fireplace with marble inset and hearth with living flame gas fire. Two central heating radiators and coved ceiling.

### **DINING ROOM**

10' 10" x 9' 9" (3.3m x 2.97m) With double glazed picture window to front. Central heating radiator. Coved ceiling.

### **DINING KITCHEN**

11' 1" x 9' 9" (3.38m x 2.97m) Fitted with an extensive range of modern base cupboards with working surfaces above having inset single-drainer stainless-steel sink unit with tiled splashbacks and matching wall-mounted units. Built-in gas hob with oven below and recirculating hood above. Space and plumbing for washing machine. Double glazed window to rear. Central heating radiator and exterior door leads to south-facing rear garden.

## **FIRST FLOOR**

### **BEDROOM 1**

14' 2" x 10' 10" (4.32m x 3.3m) With double glazed picture windows to front and rear having pleasant aspect to the front over open countryside. Two central heating radiators.

### **BEDROOM 2**

11' 1" x 9' 9" (3.38m x 2.97m) With double glazed picture window to rear and central heating radiator. Two fitted double wardrobes.

### **BEDROOM 3**

10' 01" x 9' 9" (3.07m x 2.97m) With double glazed picture window to front and central heating radiator. Coved ceiling.

### **BATHROOM**

6' 10" x 5' 5" (2.08m x 1.65m) Fitted with a modern suite comprising low-flush WC, pedestal washbasin and panelled bath with shower above. Fully tiled shower area above bath. Half-tiled walls, central heating radiator and double-glazed window to front.

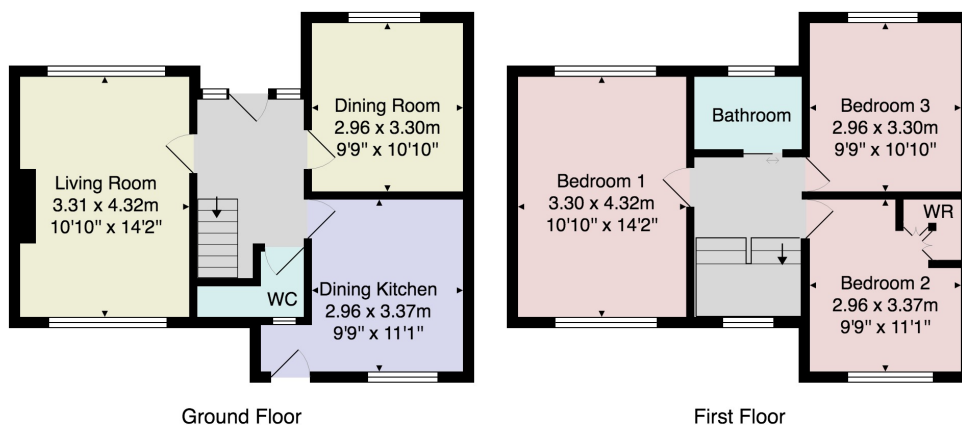
## **OUTSIDE**

Attractive enclosed lawned garden to front with mature boundaries and hedges providing good privacy. To the rear of the property there is a further enclosed south-facing lawned garden with flagged patio. The rear garden has mature boundaries and affords excellent privacy with a sheltered south facing aspect. Further patio area and brick-built barbecue. Garden shed to side (19' x 6'5" narrowing to 4'9"). Shared driveway to rear gives access to brick-built **SINGLE GARAGE (16'8" x 8'3")** with up-and-over door, window to side plus power and light.

**Tenure** - Freehold

**Council Tax Band** - D





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