



31 Greengate Lane, Knaresborough, North Yorkshire, HG5 9EL

£325,000

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A very well-presented and spacious three-bedroomed semi-detached bungalow situated in this sought-after location close to Knaresborough town centre.

This super bungalow offers generous and flexible accommodation, with sitting room, kitchen, conservatory, three bedrooms, en-suite and bathroom.

This beautiful property has a driveway, garage and attractive south-facing gardens and is situated in a desirable location well served by highly regarded schools and approximately one mile from the Market Place. The beautiful Jacob Smith park is also close by.





GROUND FLOOR

ENTRANCE HALL

Central heating radiator.

SITTING ROOM

A spacious, light and airy reception room with windows to rear and glazed doors leading to the garden. Central heating radiator and attractive cast-iron fireplace with wood surround. Fitted shelving and storage.

CONSERVATORY

Windows to side and rear and glazed doors leading to the garden.

KITCHEN

Range of modern wall and base units and work surfaces having inset sink unit. Ceramic hob with extractor hood above. Integrated electric oven, plumbing for washing machine, integrated fridge / freezer and drinks fridge. Window to side and central heating radiator.

BEDROOM 1

Bay window to front and two central heating radiators.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-flush WC, washbasin and shower. Tiling to walls and floor, window to side and heated towel rail.

BEDROOM 2

Window to front and central heating radiator.

FIRST FLOOR

LANDING

A useful landing area with window to side and space for a study area.

BEDROOM 3

Windows to rear, central heating radiator and eaves storage.

BATHROOM

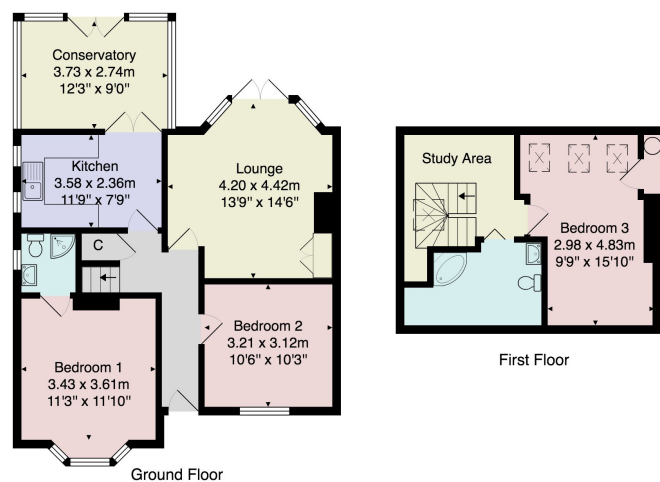
With low-flush WC, washbasin and bath. Window to front and central heating radiator.

OUTSIDE

Driveway to front leads to a **SINGLE GARAGE**. Attractive lawned garden to rear with south-facing aspect and paved sitting area.

Tenure - Freehold

Council Tax Band - D



Total Area: 103.5 m² ... 1114 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

