



**7 CHURCH LANE
KNARESBOROUGH**

**£550,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A beautifully presented, Grade II Listed, town house, located in this extremely quiet backwater, minutes walk from the Knaresborough town centre and located within easy reach of the rail link for commuting to Leeds, Harrogate and York. Harrogate town centre is only a short distance away.

The property truly requires an internal inspection to appreciate the accommodation which offers charm and character and reputed to date back to the early 1800's.

With a wealth of beams, an attractive bow window to the front and spacious, walled garden to the rear the centrally heated accommodation comprises: Sitting room with staircase to the first floor, beautiful multi-paned bow window to front, exposed beams and ornate fire surround with cast iron ducks nest grate, good sized dining room with window to front, part panelled family room with exposed beams, feature fireplace with wrought iron duck nest grate and multi-paned windows to front and rear with door opening onto the gardens, breakfast

- 3 BEDROOMS**

- 3 RECEPTION ROOMS**

- 1 BATHROOM**

- COUNCIL TAX: B**

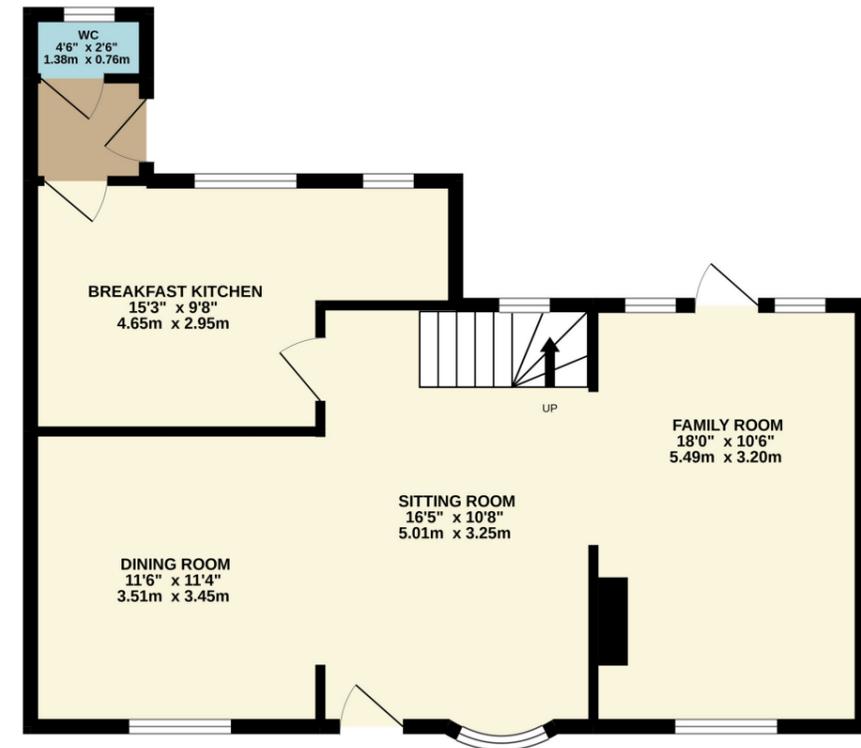
- ENERGY RATING: TBC**

- TENURE: FREEHOLD**

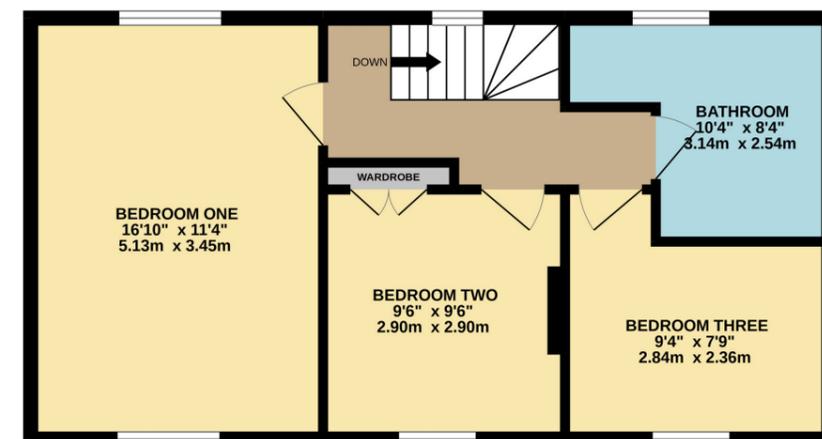
kitchen, rear vestibule, ground floor cloakroom, three bedrooms, the master bedroom being a through room with part-exposed trusses and house bathroom.

Externally the property benefits from a beautiful mature L-shaped walled garden with flower beds stocked full of vibrant colours, multiple sun soaked seating areas, single garage and off street parking.

GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022





OUTSIDE

To the front of the property is a garden area which would be ideal for further parking and an off street parking space leading to...

DETACHED GARAGE 18'9" x 8'6"

With power, light, double opening doors, window and personal door to side.

To the rear of the property is a good sized flagged patio with steps leading to large, lawned garden with magnificent Grade II Listed stone boundary wall. There is timber boundary fencing, a further flagged area, timber summerhouse and a brick built garden store. The garden is well stocked with specimen plants and trees and flowering borders.

DIRECTIONS - HG5 9AR

From Harrogate take the Knaresborough Road (A59), passing through Starbeck and over the river into Bond End. Church Lane is then a turning on the right hand side towards the top of the hill.

APPROXIMATE DISTANCES

Knaresborough Centre	500 metres
Railway Station	350 metres
Bus Route	120 metres
Harrogate	3 miles
Airport	15 miles



INSIDE

GROUND FLOOR

Sitting Room	16'5" x 10'8"
Family Room	18' x 10'6" (max)
Dining Room	11'6" x 11'4"
Breakfast Kitchen	15'3" x 9'8"
Rear Vestibule	4'6" x 4'
Cloakroom with wc	4'6" x 2'6"





FIRST FLOOR

Landing

Bedroom One 16'10" x 11'4"

Bedroom Two 11' x 9'6"

Bedroom Three 9'4" x 7'9"

Bathroom 10'4" x 8'4"

