



NEWBY JAMES

14 BOND END
KNARESBOROUGH
HG5 9AQ

A grade II listed semi detached
house with parking, garage
and garden

Guide Price £400,000

www.newbyjames.co.uk

01423 276100

PROPERTY DETAILS



A deceptively spacious two / three bedroomed grade II listed semi detached house with private garden, garage and parking, situated in the heart of Knaresborough, just a stone's throw from Knaresborough town centre, train station and waterfront.

This delightful home is arranged over four floors and features accommodation comprising a spacious through living dining room, kitchen, ground floor shower room and a further reception room which could be used for additional dining, office or as a ground floor double bedroom. To the upper floors there are two good sized bedrooms and a house bathroom. There is a basement with good head height providing ample storage.

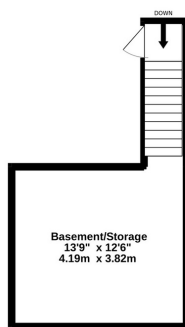
Outside a driveway provides parking for a number of vehicles and leads to a good sized garage. There is an attractive, private and enclosed garden with well stocked borders and shrubs.

The property is situated in this most convenient location in the heart of Knaresborough town centre, being just a few minutes' walk from the waterfront and railway station and the associated amenities of the town centre. There is also a nearby bus stop.

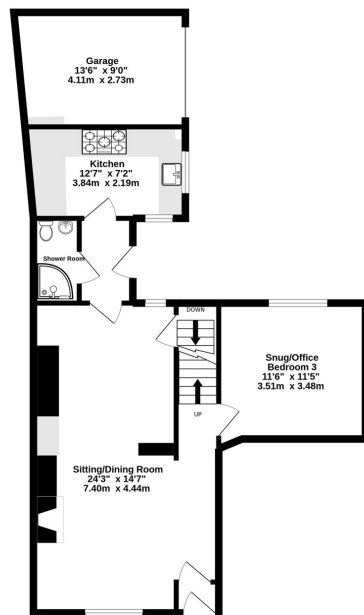
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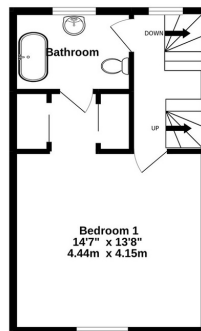
BASEMENT
210 sq.ft. (19.5 sq.m.) approx.



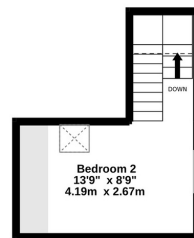
GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.6 sq.m.) approx.



3RD FLOOR
163 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA: 1436 sq.ft. (133.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The intended, system and appearance shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Interplan V10.02





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