



£327,500 Guide Price

Noble Court, Knaresborough

Town House | 3 Bedrooms | 2 Bathrooms

01423 276100

N
NEWBY JAMES

www.newbyjames.co.uk



Step Inside

Property Description

Beautifully presented three double bedroomed, two bathroom family home with balcony, relaxing garden and summer house, set in a peaceful cul-de-sac, close to countryside walks, whilst also just a short walk from Knaresborough town centre

Main Particulars

An elegant and beautifully presented three-storey, three-bedroom, two-bathroom family home with garage, private driveway and enchanting rear garden, ideally located within a quiet cul-de-sac and within walking distance of Knaresborough town centre.

This spacious and versatile home has been thoughtfully upgraded with new UPVC double-glazed windows and a new boiler, offering modern efficiency alongside stylish, well-proportioned living accommodation.

Ground Floor

Entrance Hall - Welcoming hallway with access to the main living areas.

Kitchen - A well-appointed kitchen situated towards the front of the property, incorporating built-in, fridge freezer, washing machine and dishwasher.

Living / Dining Room - A generous space for dining as well as lounging with a feature fire and direct access to the enclosed rear garden, perfect for family gatherings and entertaining

W/C - Conveniently placed w/c

First Floor

Bedroom Two - Spacious double bedroom with built-in wardrobes and glazed door opening onto a private balcony overlooking the rear garden, creating an ideal spot to relax.

Bedroom Three - Another well-proportioned double bedroom situated towards to the front of the property.

Family Bathroom - Contemporary suite with bath, shower over bath, wash basin and WC.

Second Floor

Master Suite - An impressive principal bedroom with fitted wardrobes and a luxurious en-suite featuring a corner bath and separate shower, offering a true retreat.

Outside

The property enjoys an enclosed private rear garden, thoughtfully designed for low maintenance, with the added benefit of a summer house for leisure, home office, or storage use. Two separate seating areas make this the ideal space to enjoy with family and friends or as a private retreat to enjoy some peace. A gated path at the side of the property makes for convenient bin storage. To the front, there is a low-maintenance garden. The garage sits at the head of the cul-de-sac with parking on a private drive.

Location

Positioned in a desirable cul-de-sac, this property offers both peace and convenience. It is ideally suited to those who enjoy walking, with scenic countryside routes nearby, while also being within easy walking distance of the historic market town of Knaresborough, renowned for its charming streets, riverside walks, cafés, restaurants, and independent shops. Excellent transport links are close at hand, with rail connections and major road networks providing easy access to Harrogate, York and beyond.

Key Features

Three double bedrooms, two bathrooms + w/c

Master suite with fitted wardrobes, corner bath and separate shower

Bedroom two with fitted wardrobes and balcony

Private garden with summer house

New UPVC double-glazed windows and Composite Front Door

New Combi Boiler

Garage and private driveway

Quiet cul-de-sac setting

CCTV and alarm system

Council Tax Band: D

Tenure: Freehold

Parking options: Driveway, Garage

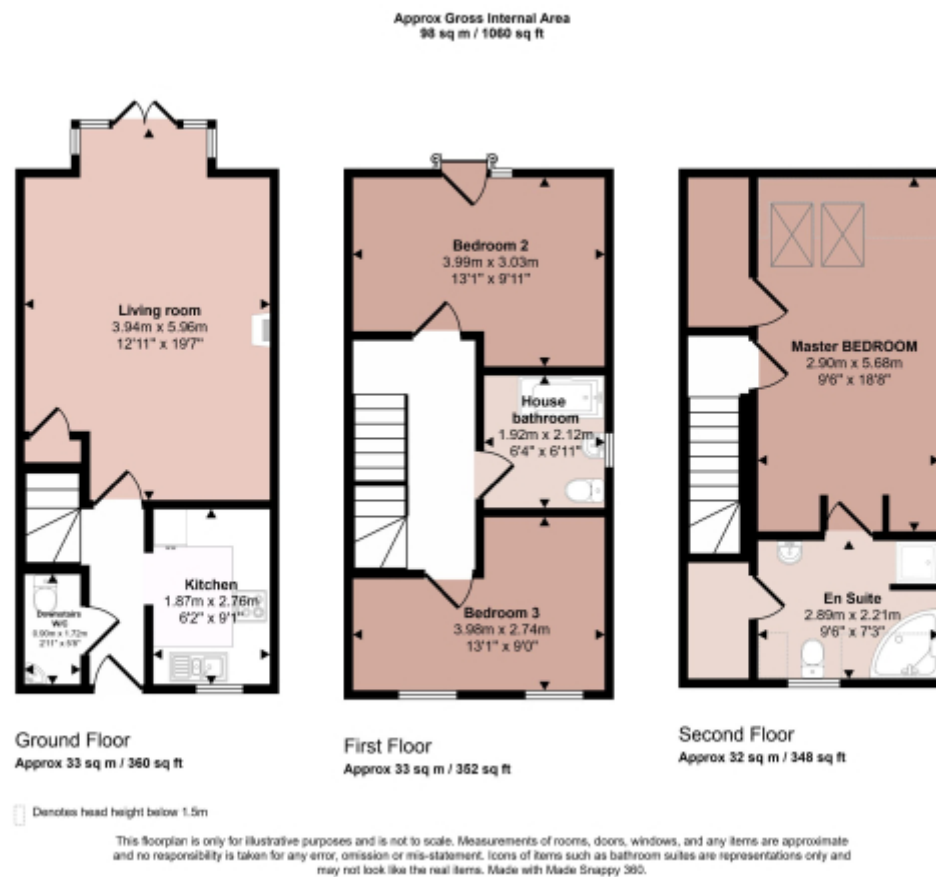
Garden details: Enclosed Garden, Front Garden, Private Garden

Electricity supply: Mains

Heating: Gas Mains

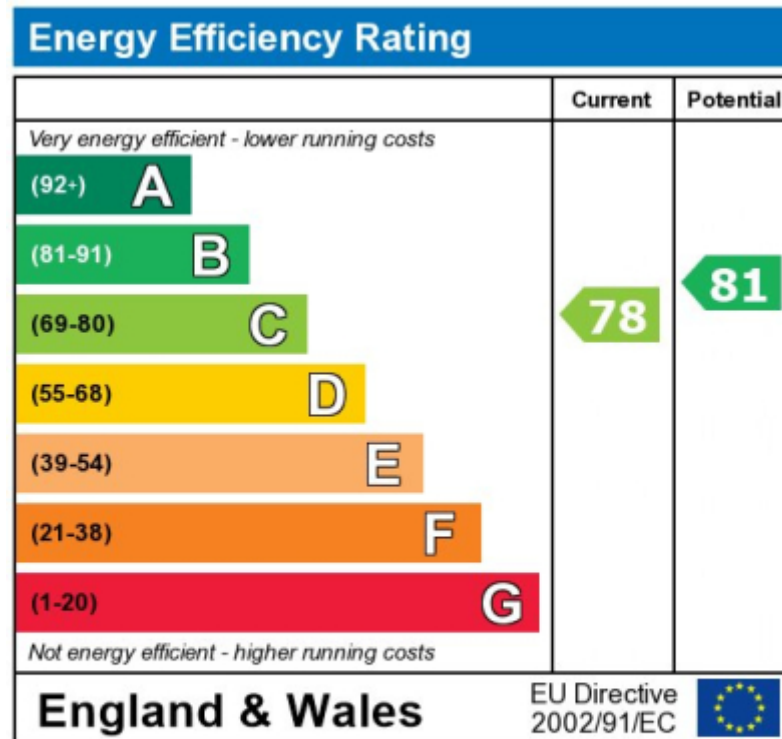
Water supply: Mains





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01423 276100

N
NEWBY JAMES
ESTATE AGENTS

www.newbyjames.co.uk