



£375,000 Guide Price

Park Grove, Knaresborough

Terraced House | 4 Bedrooms | 1 Bathroom

01423 276100

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# Step Inside

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## Key Features

- Detached Garage
- High Ceilings
- Perfect enclosed garden for entertaining
- Period Features
- Pet and smoke free property

## Property Description

\*Virtual Tour\*

A fantastic opportunity to purchase a substantial 4-bedroom terrace house with detached garage, in one of Knaresborough's most desirable locations, perfectly placed for highly regarded schools and all the amenities the town has to offer.

## Main Particulars

### \*Virtual Tour\*

A well-located and generously proportioned four-bedroom mid-terrace home, positioned in a safe, established residential setting that is ideally aligned with the needs of a growing family. The property presents a clear opportunity to unlock significant upside through modernisation and potential extension, subject to the necessary consents.

The ground floor offers a strong functional footprint, with a central reception hallway providing access to a principal sitting room, separate dining room and kitchen, alongside a practical ground-floor washroom. The layout lends itself well to reconfiguration into a contemporary open-plan family living space.

To the first floor, four well-sized bedrooms and a house bathroom are arranged around a spacious landing, providing flexibility for family living, home working or future reconfiguration.

Externally, the property benefits from an attractive forecourt garden to the front and an enclosed rear garden, offering a secure environment for children and pets. A detached garage with power enhances practicality and long-term value.

The location is a key differentiator: set adjacent to Jacob Smith Park and close to Scriven, the property sits within a quiet, family-friendly area while remaining within easy walking distance of Knaresborough town centre. Amenities, schooling, green space and strong transport links combine to underpin long-term desirability and capital growth potential.

In summary, this is a solid family home with scale, location and clear headroom for value creation through investment and improvement.

Council Tax Band: D

Tenure: Freehold

Parking options: Garage

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



Approx Gross Internal Area  
120 sq m / 1294 sq ft



Ground Floor  
Approx 62 sq m / 666 sq ft

First Floor  
Approx 58 sq m / 628 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Telephone: 01423 276100



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