



£380,000 Offers Over

Birkdale Avenue, Knaresborough

Detached House | 4 Bedrooms | 1 Bathroom

01423 276100

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# Step Inside

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## Key Features

- Chain Free
- Conservatory
- Detached Garage
- Pet and smoke free property
- Secure rear garden
- Sought-After Location

## Property Description

**\*\*VIRTUAL TOUR\*\***

A spacious 4 bedroom detached house with a detached garage, enclosed rear gardens, located in a highly desirable, safe cul-de-sac.

## Main Particulars

Situated within a quiet and highly desirable cul-de-sac, this spacious four-bedroom detached property presents an excellent opportunity to acquire a substantial family home in a safe and well-established residential setting.

Offering generous internal accommodation and occupying a pleasant plot with gardens, driveway and detached garage, the property provides significant potential for modernisation, allowing buyers to add considerable value while tailoring the home to their own style and requirements.

The ground floor accommodation briefly comprises an entrance hall with useful under-stairs storage and staircase to the first floor, cloakroom, a well-proportioned lounge, and a separate dining room providing an ideal space for family meals and entertaining. Glazed sliding doors lead through to the conservatory, constructed in uPVC with French doors opening onto the rear paved seating area and garden.

The kitchen is fitted with a range of wall and base units with working surfaces incorporating an inset sink and drainer with tiled splashback. There are plumbing and spaces for a washing machine and tumble dryer, space for an electric oven, a window to the side elevation and access to the rear of the property.

To the first floor, the landing provides access to the loft hatch (with ladder and boarded loft) plus a useful linen cupboard housing the boiler. There are four well-proportioned bedrooms, offering flexible accommodation ideal for families. The principal bedroom benefits from fitted wardrobes with sliding mirror-fronted doors and a window to the front elevation. Bedroom two and bedroom three both overlook the rear garden, while bedroom four is positioned to the front of the property.

Externally, the property occupies a delightful plot with a driveway to the front providing ample off-street parking and leading to a detached garage. A side access gate leads to an enclosed, low-maintenance rear garden featuring paved seating areas, artificial lawn, a timber shed and fenced boundaries with mature hedging that provides a good degree of privacy.

With its generous layout, strong family appeal and clear scope for modernisation and value enhancement, this property represents an outstanding opportunity for buyers seeking a long-term family home in a secure and popular residential location.

Council Tax Band: E

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

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

Electricity supply: Mains

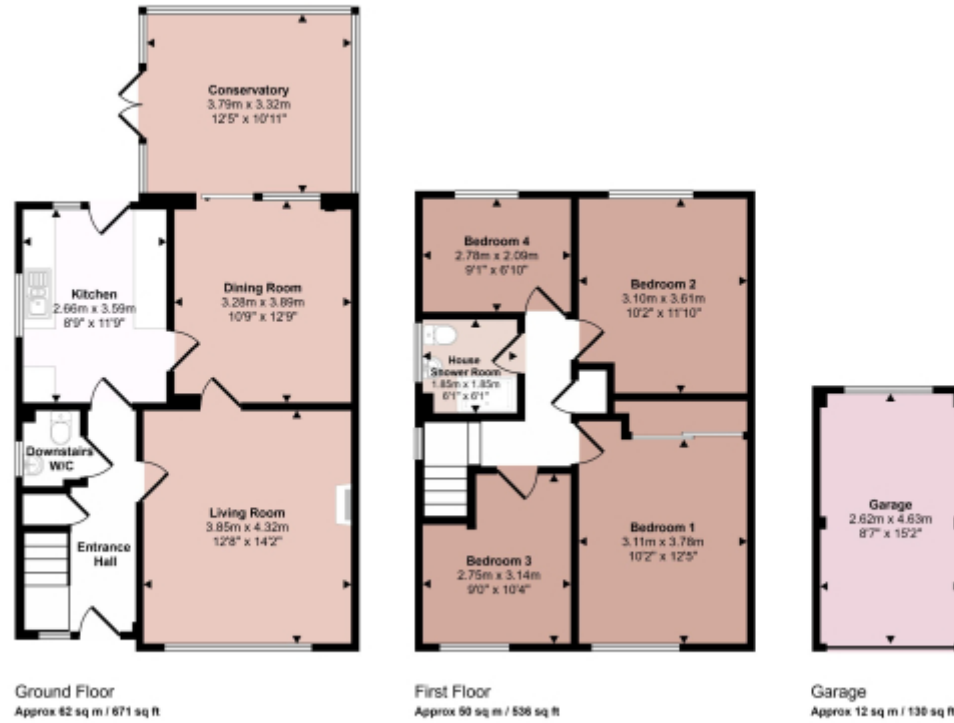
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



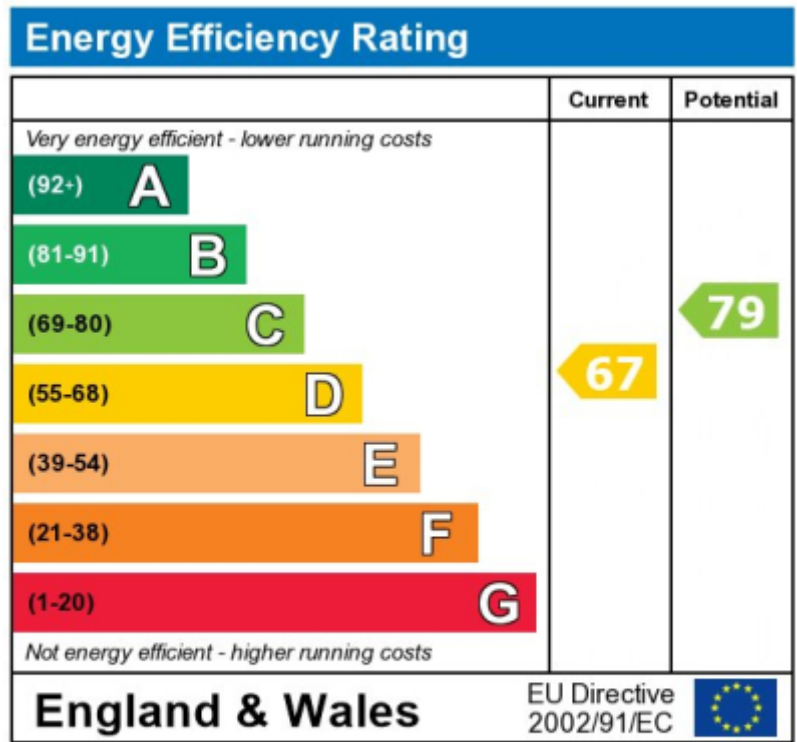
Approx Gross Internal Area  
124 sq m / 1338 sq ft



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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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

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