



£365,000 Guide Price

Aspin Drive, Knaresborough

Semi-Detached House | 4 Bedrooms | 1 Bathroom

01423 276100



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# Step Inside

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## Key Features

- Combi Boiler (heating + hot water)
- Detached Garage
- Double Glazing
- Fitted Kitchen
- Off Street Parking
- Rear garden perfect for entertaining
- Sought-After Location

## Property Description

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

A well presented four bedroom semi detached house with large enclosed rear garden and off street parking + garage, situated in a sought-after residential location.

## Main Particulars

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

A well-presented four-bedroom semi-detached home offering generous family accommodation, private gardens, off-street parking and a garage, positioned within a highly regarded residential setting close to excellent local schools.

Arranged over three floors, the property provides flexible living space ideally suited to modern family life. The ground floor comprises an inviting entrance hall with useful storage and staircase to the first floor, leading through to a bright and spacious living-dining room-an ideal space for family gatherings and entertaining. The room flows through to a contemporary fitted kitchen with rear access, complemented by a convenient ground-floor guest WC.

To the first floor are three well-proportioned bedrooms alongside a stylish bespoke shower room featuring a walk-in shower, vanity unit with bowl sink and wall-mounted WC. Pedal stairs provide access to the second floor, where a substantial fourth bedroom with Velux windows offers a versatile space ideal as a principal bedroom, guest suite or private study.

Externally, the property continues to cater perfectly for family living. The front garden is gravelled and framed by mature hedging, creating a sense of privacy and kerb appeal. A driveway to the side provides off-street parking and leads to a detached garage. To the rear is a larger-than-average garden, predominantly laid to lawn and ideal for children to play, complemented by a gravelled seating area and garden bar for outdoor entertaining.

The home is situated in a highly desirable and family-friendly neighbourhood, particularly attractive for those seeking access to well-regarded local schools. The town centre offers a wide range of everyday amenities, leisure facilities and schooling options, while the nearby railway station provides convenient mainline connections. Excellent road links via the southern bypass and A1(M) place the principal commercial centres of North and West Yorkshire within easy reach.

Council Tax Band: D

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

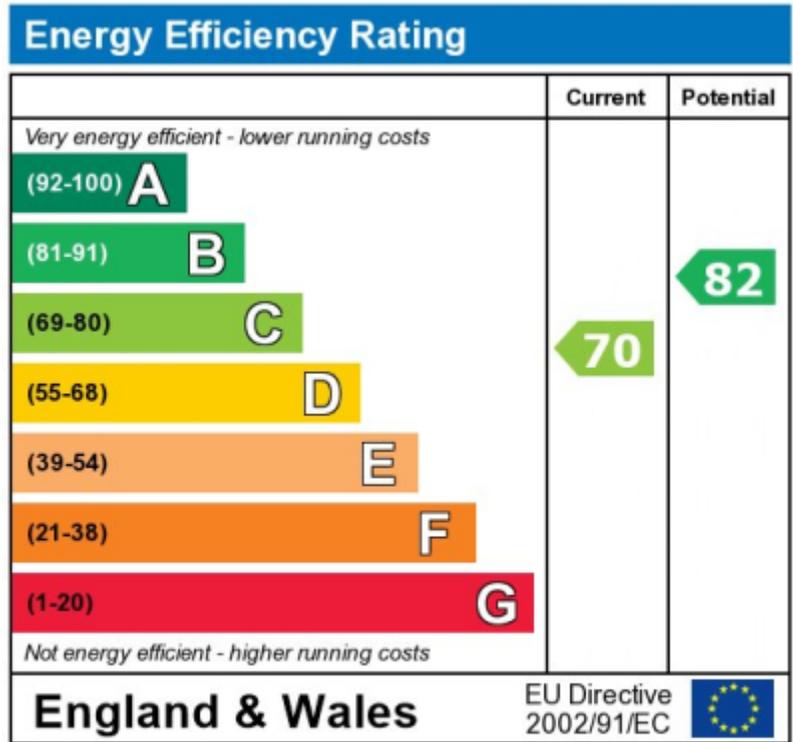




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the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

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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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