



£450,000 Guide Price

Aspin Lane, Knaresborough

Bungalow | 4 Bedrooms | 1 Bathroom

01423 276100



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# Step Inside

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## Key Features

- Detached Family Home
- Four Double Bedrooms
- Garage
- No Onward Chain
- Off-street parking
- Rear garden perfect for entertaining
- Sought-After Location

## Property Description

Four bedroom detached dormer bungalow occupying a delightful plot situated within this convenient and highly sought after residential location. Outstanding Value-Add Potential

## Main Particulars

A substantial four-bedroom detached dormer bungalow offering a clear value-add proposition through refurbishment, reconfiguration, and potential extension (subject to consents), positioned within a prime residential setting close to Knaresborough's historic market square.

This is a strong opportunity to acquire a well-located asset with an already generous footprint, providing multiple angles to drive capital growth. The current layout offers flexibility but would benefit from modernisation to align with contemporary buyer expectations and maximise end value.

At ground floor level, the property comprises a central reception hall, lounge with gas fire, kitchen with adjoining utility, and three bedrooms alongside the main bathroom. This configuration presents immediate scope for redesign-most notably the potential to create an open-plan kitchen/living/dining hub, which would materially enhance both functionality and market appeal. The integral garage also offers conversion potential, subject to the necessary approvals.

The first floor is dedicated to the principal bedroom, enjoying elevated views over Knaresborough cricket ground. Critically, there is clear upside through the integration of a substantial en-suite, currently utilised as storage, enabling the creation of a high-spec master suite-an increasingly important driver of value in this segment.

Externally, the fundamentals are strong. A private driveway and garage provide ample parking, while the established front garden offers privacy from the street. The enclosed rear garden represents a key lifestyle asset with scope for landscaping, extension, or the creation of a premium outdoor entertaining space, further enhancing desirability and resale positioning.

From a location standpoint, the property sits within a highly regarded residential area supported by strong demand drivers, including proximity to the town centre, schooling, recreational amenities, and rail connectivity. The nearby A1(M) and southern bypass ensure efficient access to key commercial centres across North and West Yorkshire, underpinning long-term investment viability.

Overall, this is a well-positioned property with tangible scope to add value through targeted refurbishment and strategic layout optimisation, making it an attractive proposition for developers, investors, or owner-occupiers seeking to unlock potential.

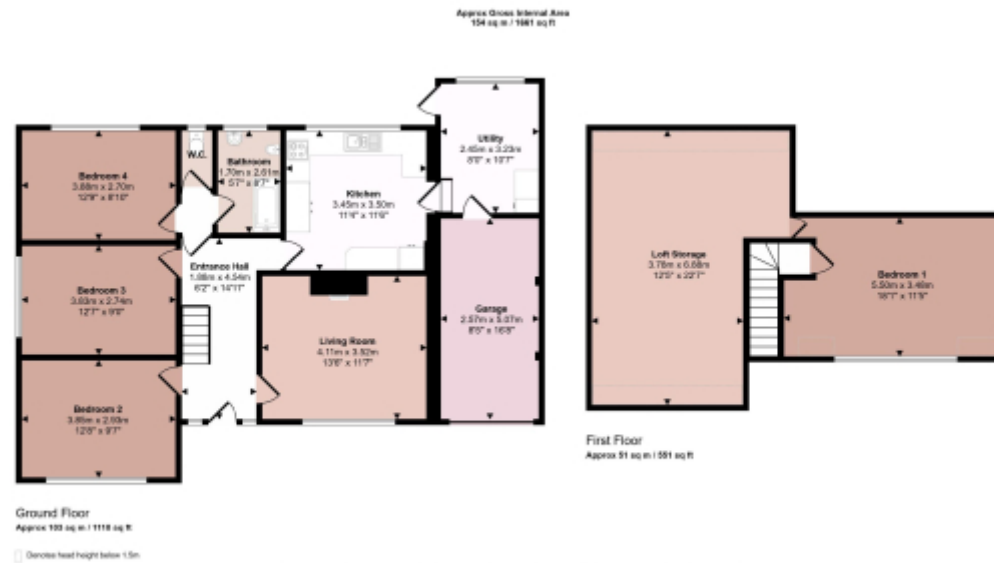
Council Tax Band: E

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

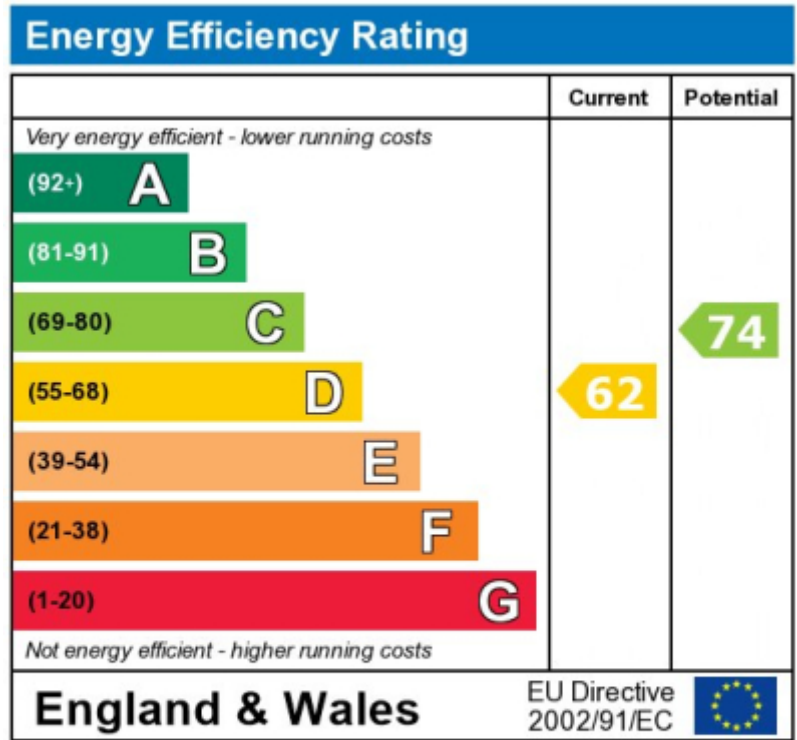
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden





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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