



£300,000

39 Bond End, Knaresborough

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01423 276100

N
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Step Inside

Key Features

- Feature Fireplace
- Log burner
- Period Features
- Sought after and convenient residential location

Property Description

****VIRTUAL TOUR****

An attractive late Georgian Grade II listed three-bedroom cottage, brimming with character and enjoying a delightful location within easy walking distance of Knaresborough's historic Market Square, picturesque riverside, railway station and an excellent range of local amenities

Main Particulars

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Offering an increasingly rare opportunity to acquire a period home, this attractive Grade II Listed cottage combines timeless charm with everyday convenience. Overlooking the grounds of Knaresborough House to the rear, the property enjoys a peaceful setting whilst being just moments from the heart of this vibrant market town, renowned for its independent shops, cafés, restaurants and scenic riverside walks.

The accommodation is arranged over three floors and benefits from gas-fired central heating. A beautiful covered entrance porch leads into a welcoming sitting room featuring a character fireplace, creating a warm and inviting focal point. An inner hallway with a staircase leads through to a cosy snug or dining room before opening into the kitchen fitted with a range of painted wall and base units, wooden work surfaces, a range cooker, space for appliances and a stable door opening onto the rear courtyard.

The first floor offers a generous double bedroom together with a third bedroom featuring fitted cupboards to either side of the chimney breast, currently utilised as an office. The house bathroom is fully tiled and fitted with a three-piece suite incorporating a shower over the bath. Occupying the second floor is the largest of the bedrooms with exposed ceiling timbers, useful eaves storage and the benefit of an en-suite WC.

Externally, the property enjoys a small front courtyard together with a charming enclosed rear courtyard, providing a private and low-maintenance outdoor space ideal for relaxing or entertaining. An external store with plumbing for a washing machine adds further practicality.

Perfectly positioned to enjoy everything Knaresborough has to offer, the property is within a short stroll of the historic marketplace, the famous riverside and castle, excellent local shopping, cafés and restaurants, leisure facilities, highly regarded schools and the railway station, offering direct connections to York, Leeds and beyond. The nearby southern bypass also provides convenient access to the wider commercial centres of North and West Yorkshire.

Agents Note:- Property described as late Georgian due to Late 18th-century Georgian construction, dating from approximately 1775-1800. Source:- Historic England.

Council Tax Band: D

Tenure: Freehold

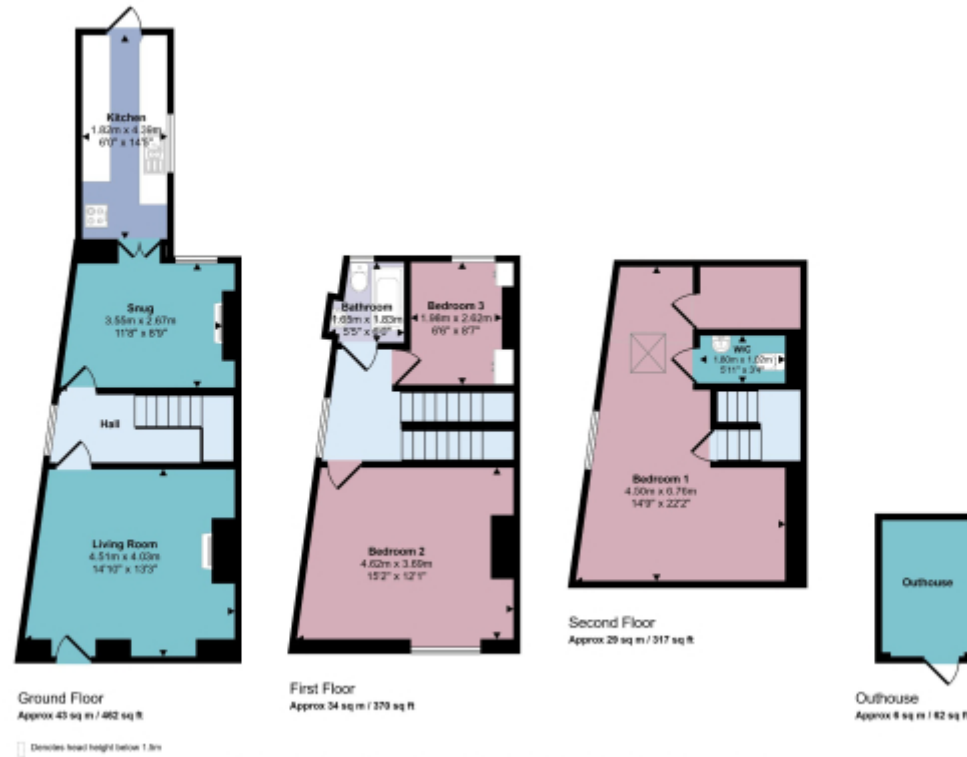
Garden details: Private Garden, Rear Garden, Terrace

Electricity supply: Mains

Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



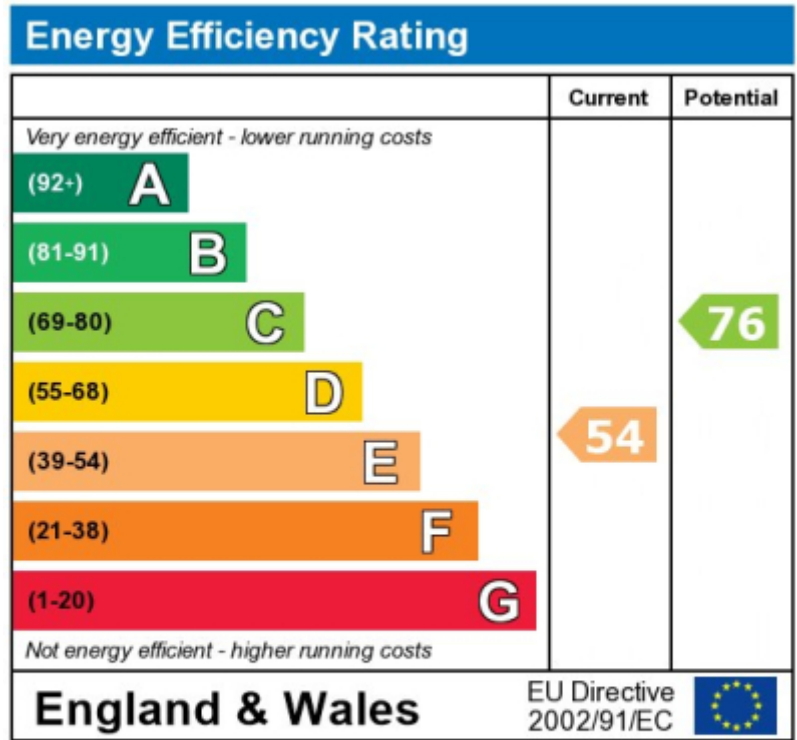
Approx Gross Internal Area
112 sq m / 1219 sq ft



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 scales are representations only and may not look like the real items. Made with Made Grappy 303.

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 © 2026 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



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