



£340,000 Guide Price

Noble Court, Knaresborough

Town House | 3 Bedrooms | 2 Bathrooms

01423 276100

N
NEWBY JAMES
Estate Agents

www.newbyjames.co.uk



Step Inside

Property Description

**** Virtual Tour****

A beautifully presented three double bedroomed, two bathroom family home with balcony and large rear garden situated in a peaceful cul-de-sac, close to countryside walks, whilst also just a short walk from Knaresborough town centre

Main Particulars

A Stunning Newly Refurbished Family Home with Exceptional Garden in a Sought-After Cul-de-Sac

Having been comprehensively refurbished to an exceptional standard by the current owners, this beautifully presented three-bedroom, two-bathroom family home offers stylish, move-in-ready accommodation across three spacious floors. Combining contemporary interiors with generous outdoor space, the property provides the perfect setting for modern family life.

Situated in a quiet and highly desirable cul-de-sac, the home is within easy walking distance of Knaresborough town centre, a wide range of local amenities, well-regarded primary and secondary schools, parks and excellent transport links, making it an ideal choice for growing families.

One of the property's standout features is the impressive enclosed rear garden. Significantly larger than many neighbouring homes, it offers a secure space where children can play safely, while also providing excellent areas for outdoor dining, entertaining and relaxing. An additional section at the rear of the garden presents exciting potential for further landscaping, a home office, play area or vegetable garden.

Ground Floor

Entrance Hall - A welcoming entrance leading to the principal living accommodation.

Kitchen - A stylish contemporary kitchen positioned at the front of the property, fitted with integrated appliances including a fridge freezer, washing machine and dishwasher.

Living / Dining Room - A bright and spacious open-plan living space with ample room for both relaxing and dining. French doors open directly onto the patio and enclosed rear garden, seamlessly connecting indoor and outdoor living.

Cloakroom/WC - Conveniently located on the ground floor.

First Floor

Bedroom Two - A generous double bedroom featuring glazed doors opening onto a private balcony overlooking the rear garden, creating a peaceful spot to unwind.

Bedroom Three - A further spacious double bedroom situated at the front of the property.

Family Bathroom - A contemporary suite comprising a bath with shower over, wash basin and WC.

Second Floor

Principal Bedroom Suite - Occupying the entire top floor, this impressive main bedroom benefits from fitted wardrobes and a spacious ensuite shower room, creating a superb private retreat.

Outside

The enclosed rear garden has been thoughtfully designed to provide a safe environment for children and an excellent space for entertaining family and friends. It features a paved seating area, generous lawn and an additional area offering scope for future landscaping or personalisation. A gated side pathway provides practical access and discreet bin storage.

To the front is an attractive, low-maintenance garden, while the property also benefits from a garage and private driveway positioned directly opposite.

Location

Occupying a peaceful cul-de-sac position, the property enjoys the perfect balance of tranquillity and convenience. Knaresborough's historic town centre is within comfortable walking distance, offering an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities. Families will appreciate the proximity to highly regarded local schools and nearby parks, while commuters benefit from excellent road connections and rail links to Harrogate, York, Leeds and beyond.

Key Features

Beautifully refurbished throughout to an exceptional standard

Stylish, move-in-ready family home

Three generous double bedrooms

Two bathrooms plus ground floor WC

Spacious principal suite with fitted wardrobes and ensuite

Large enclosed rear garden, ideal for children and family entertaining

Second bedroom with private balcony overlooking the garden

Garage and private driveway

Quiet cul-de-sac location

Walking distance to local amenities, Knaresborough town centre and well-regarded schools

Council Tax Band: D

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

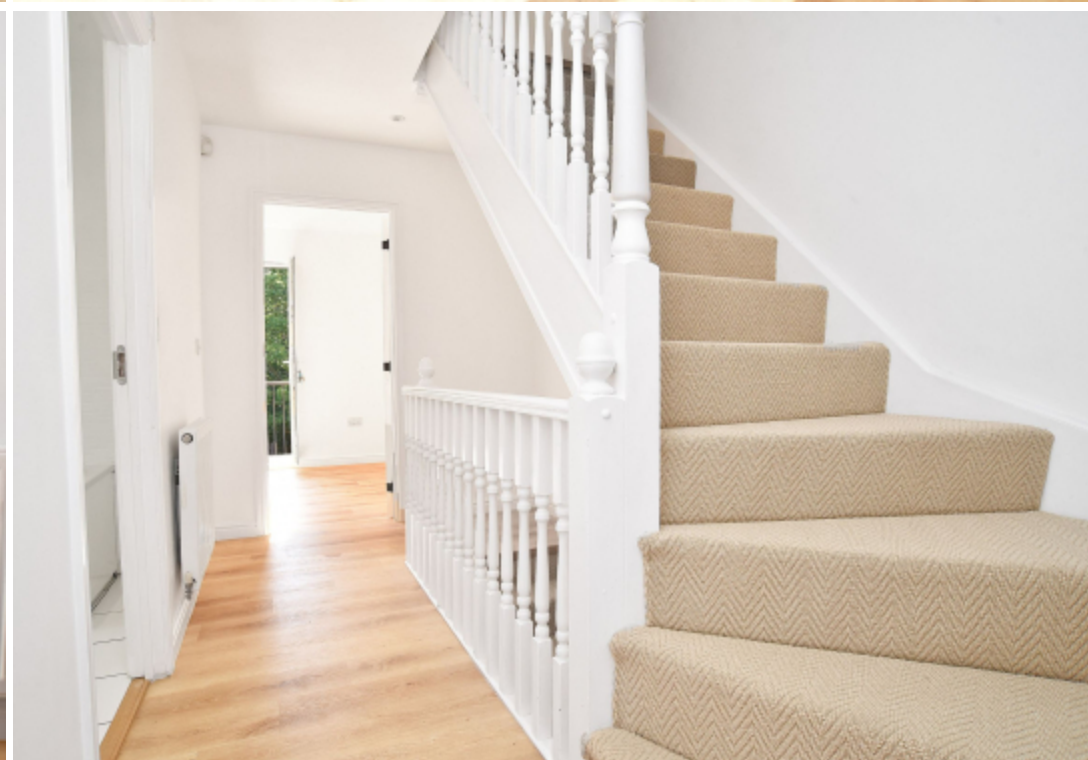
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

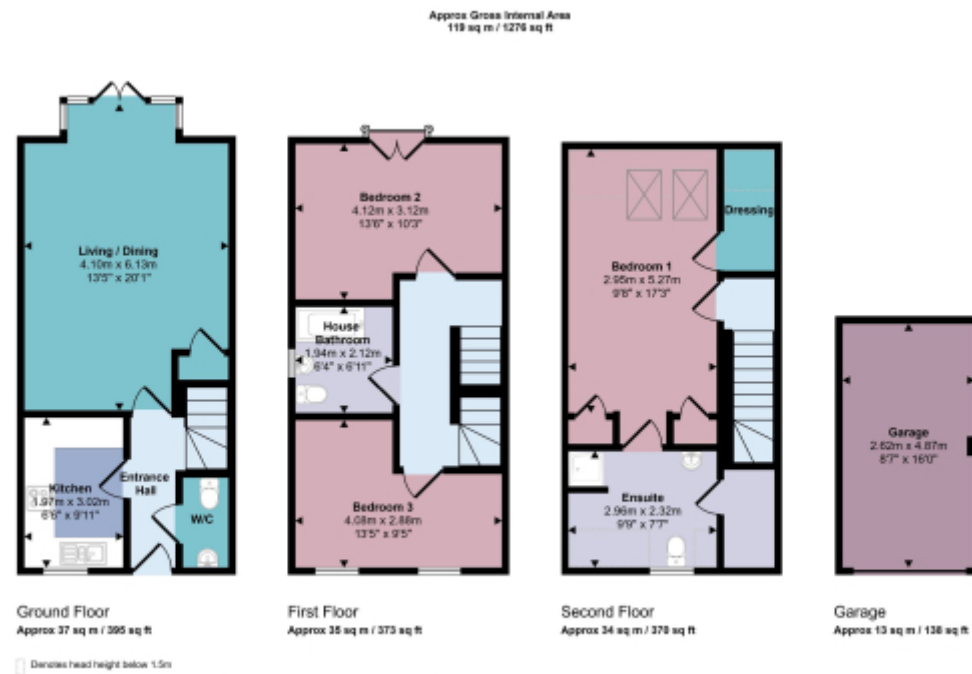
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

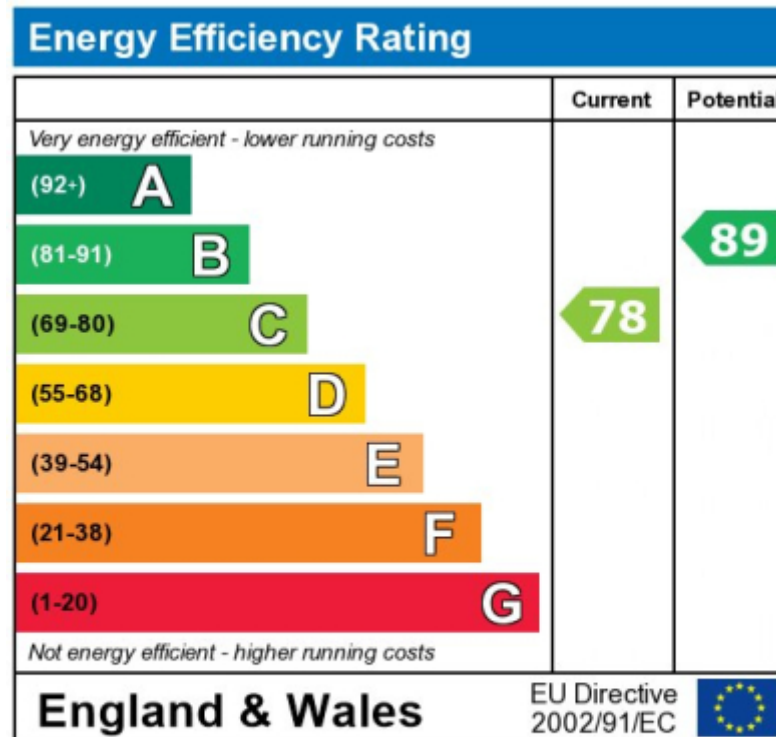




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the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