



£425,000 Guide Price

Byland Mews, Knaresborough

Detached House | 4 Bedrooms | 1 Bathroom

01423 276100

N
NEWBY JAMES
Estate Agents

www.newbyjames.co.uk



Step Inside

Key Features

- Detached Family Home
- Downstairs W/C
- Off-street parking
- Rear garden perfect for entertaining
- Sought after and convenient residential location
- South Facing
- Three Double bedrooms

Property Description

A beautifully presented four-bedroom detached family home, set at the head of a quiet cul-de-sac in a highly desirable residential area, with a south-facing rear garden, driveway and garage.

Main Particulars

Set at the head of a quiet cul-de-sac in one of Knaresborough's highly desirable residential areas, this beautifully presented four-bedroom detached home offers the space, setting and location that many families are looking for. With well-regarded primary and secondary schools nearby, a southerly facing rear garden, driveway parking and a garage/workshop, it is a home designed for family life.

An entrance hall welcomes you inside and leads to a convenient cloakroom WC. The spacious bay-fronted sitting room provides a comfortable place to relax, while the separate dining room offers space for family meals and entertaining. The conservatory looks out over the rear garden and provides another place to sit and enjoy the natural light. A kitchen completes the ground-floor accommodation.

Upstairs are four bedrooms, three of which are doubles. The principal bedroom and bedroom two both benefit from built-in wardrobes, while bedroom three has dual-aspect windows that bring in natural light from two sides. A recently fitted house bathroom serves the first floor.

Outside, the driveway provides off-street parking and leads to the garage/workshop, offering useful storage and space for hobbies or projects. A side gate gives access to the delightful southerly facing rear garden. With its shaped lawn and paved seating area, it offers room for children to play as well as a sunny spot for outdoor dining and relaxing.

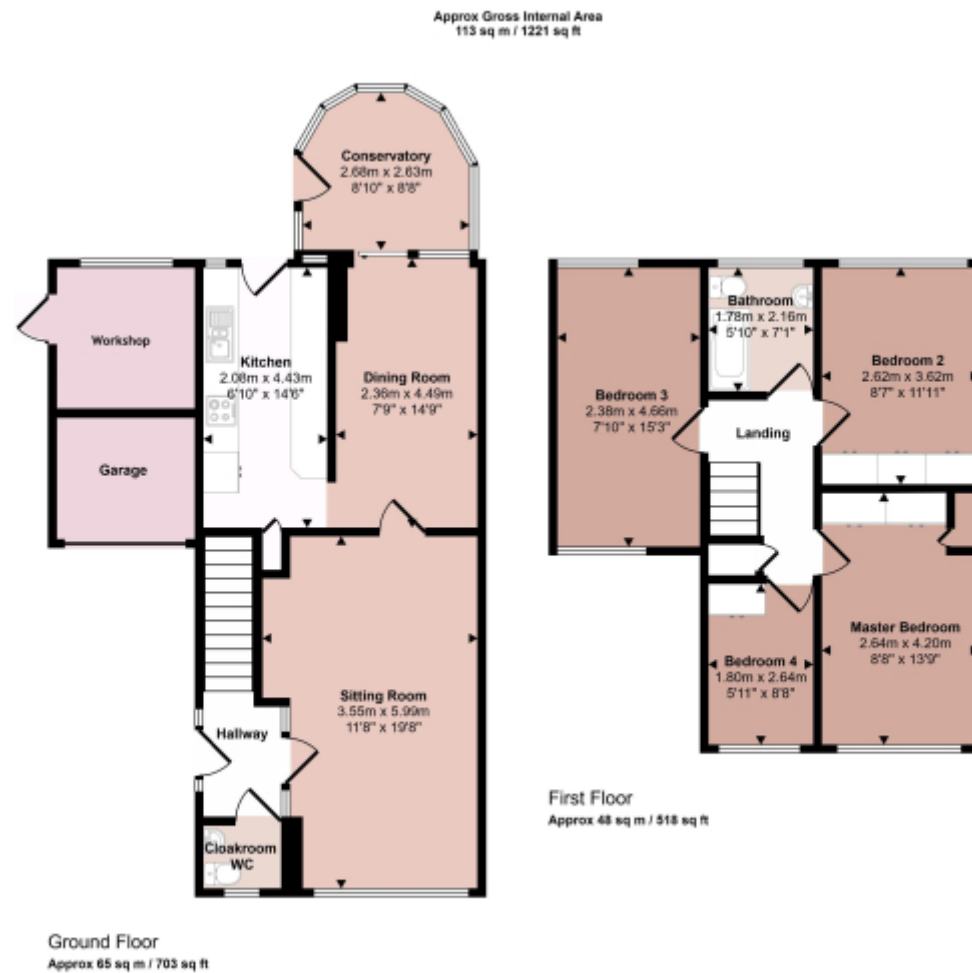
The property's location adds to its appeal. Families have access to well-regarded primary and secondary schools nearby, while Knaresborough town centre offers a range of shops, cafés, leisure facilities and everyday amenities. The railway station provides mainline connections, and the southern bypass and A1(M) offer convenient road links across North and West Yorkshire.

A spacious and versatile family home in a peaceful cul-de-sac setting, with schools and town-centre amenities within easy reach.

Council Tax Band: D

Tenure: Freehold

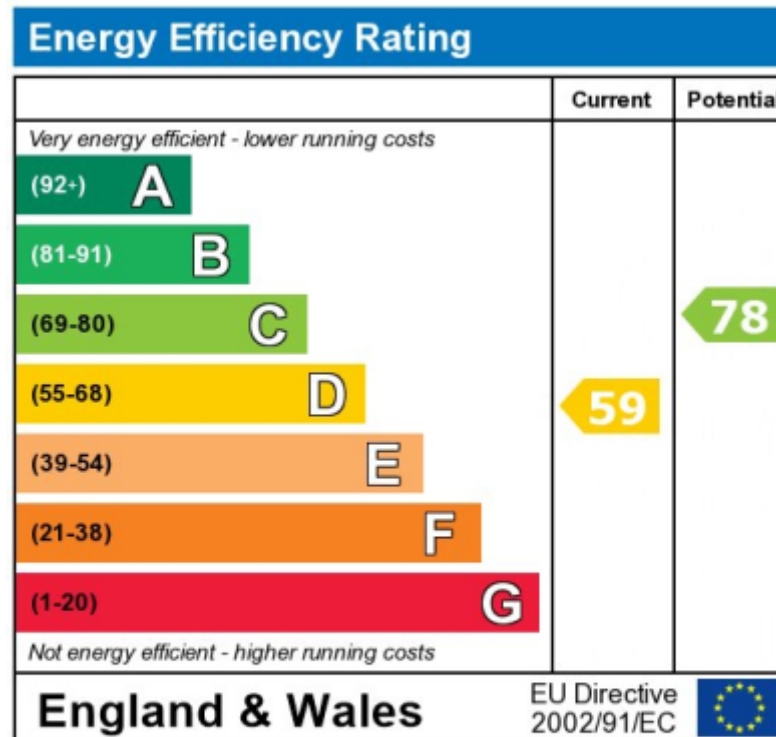




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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 ©



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

Telephone: 01423 276100

N
NEWBY JAMES
ESTATE AGENTS

www.newbyjames.co.uk