



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Knaresboroughs town centre turn left at the roundabout at the bottom of the High Street into Bond End, opposite the Dower House on the right hand side, 'Poppy Cottage' can be found on the left hand side.



39 Bond End, Knaresborough

£315,000

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This charming 3 bedroom Grade II Listed stone built cottage, reveals beautifully appointed accommodation over three floors, situated in the heart of the market town of Knaresborough.

With sash windows and gas fired central heating the property comprises in brief. Covered portico entrance. Sitting room with a feature fireplace and a recessed living flame gas fire. Stripped wooden floors and delph rack. Inner lobby. Dining room with a colour slate tiled floor and a recessed gas stove. Window seat. Double doors leading to galley kitchen with a recessed range cooker and colour slate tiled floors. Beech work surfaces. Recessed appliances. Timber stable door leading to the rear garden.
First floor landing, bedroom one, bedroom three/office with fitted cupboards and a house bathroom with shower over finished in Travertine marble. Second floor with the

second bedroom, feature beams, useful eaves storage and en-suite wc. Outside there is a neat front forecourt. To the rear is a secluded walled courtyard ideal for garden furniture.

Located within moments walk of Knaresboroughs town centre, the area is also famed for its riverside walks and Mother Shipton's Cave. The property is conveniently located close to a variety of shops and within easy walking distance of schools if that is a requirement. In addition the 40 acre Jacob Smith Park is on the door step and Knaresborough Golf Club is only a 5 minute drive away. The A1M is 4 miles away linking to the national motorway network, and the town's central train and bus stations run regular services into Harrogate, Leeds & York. A bus service to Knaresborough town centre is within 2 minutes walk.



Bus
2 minutes walk



Main Roads
A1M 4.1 miles



Train
5 minutes walk



Airport
Leeds Bradford 14.9 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band D

Tenure
Freehold