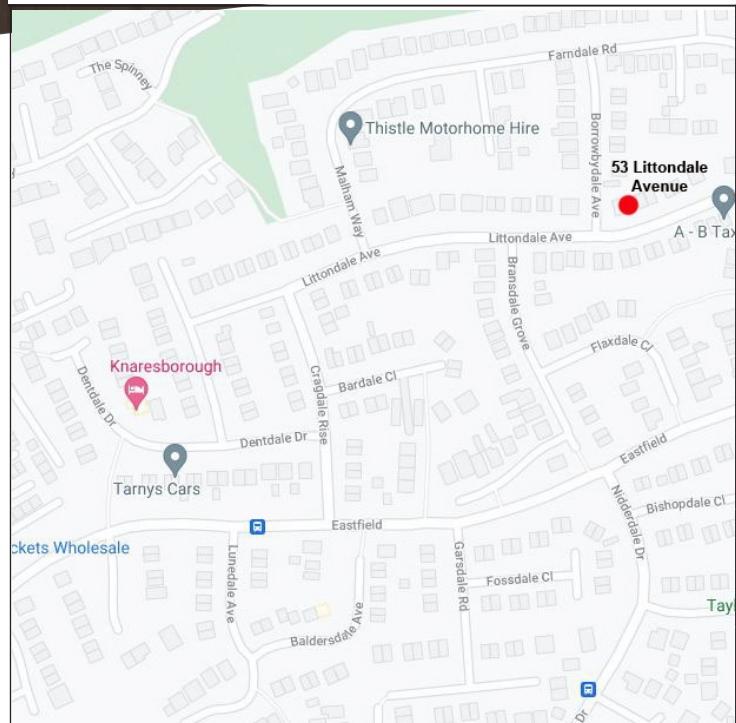
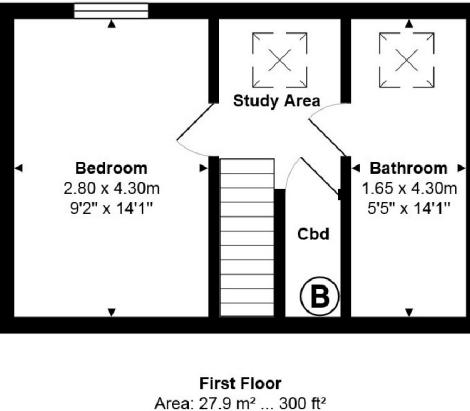
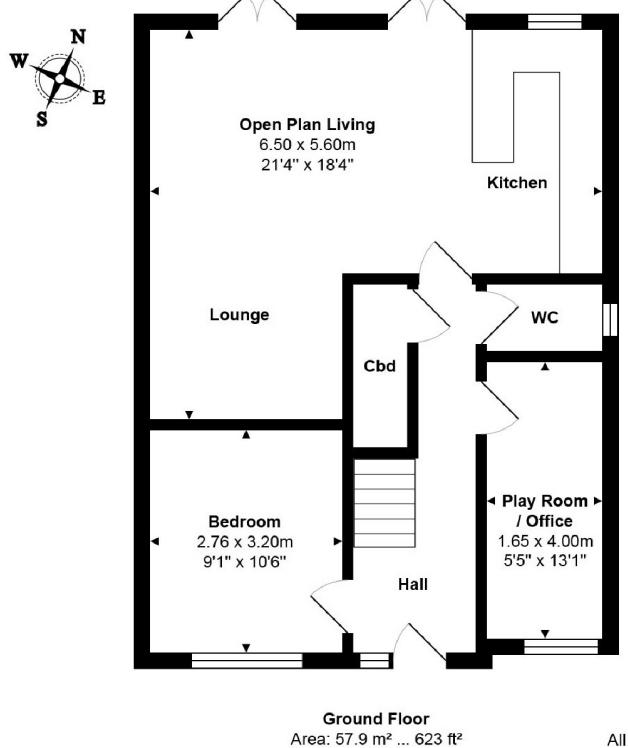


£250,000

53 LITTONDALE AVENUE, KNARESBOROUGH, NORTH YORKSHIRE



Time to get to know the area

The market town of Knaresborough is famed for its riverside walks, 12th Century Castle ruins and Mother Shipton's Cave.

How to get there

From the High Street in the centre of Knaresborough follow the A59 in the direction of York passing through one set of traffic lights into York Place. Continue past King James Road on the right hand side and down the hill, turning left at the traffic lights into Chain Lane. Take a right turning into Eastfields Drive following the road turning left into Farndale Road, left again into Littondale Avenue where the property can be found on the right hand side.



Bus 3 minutes by foot	Main Roads A1M 3.5 miles	Train Knaresboro 1 mile	Airport LBA 15.2 miles
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**53 Littondale Avenue
Knaresborough
HG5 0BQ**

1	3	1

This semi-detached property occupying a desirable residential location has been extended and completely refurbished in recent months to now present a three bedroom family home with open plan living space.

Fronted by driveway parking for multiple vehicles, the accommodation opens to a central entrance hall with guest w/c. The layout is flexible having two bedrooms to the ground floor which could offer alternative use should a home office, play room or second sitting room be required.

The open plan living space to the rear elevation incorporates a stylish, modern kitchen, formal dining area and lounge space, which is ideal for entertaining having twin sets of double doors that open out to the garden with flagged patio and lawn. To the first floor the central landing with storage cupboard is large enough to be used as a study space, and branches to the main bedroom and impressive house bathroom which presents contemporary sanitary ware,

bathtub and separate shower enclosure.

The property is located in a popular area on the outskirts of the market town of Knaresborough which is famed for it's riverside walks and Mother Shipton's Cave. The property is conveniently located within minutes walk of a wide variety of shops, stores, public houses and the reputable King James School. 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.



Fixtures & Fittings	Services	Rating Authority	Tenure	EPC Rating
Furnishings are not part of the sale and must be considered and negotiated separately.	All mains services are connected to the property.	Harrogate Borough Council Band B	Freehold	E