



## **Description**

A beautifully presented, substantially extended three bedroom semi-detached family home, which has undergone a full program of modernisation and occupies a generous plot.

The property has been re-wired, brand new gas fired central heating system, is fully double glazed and has a brand new kitchen, bathroom and en-suite shower room. The property is ready for immediate occupation with brand new carpets and flooring throughout and neutral décor.

The accommodation briefly comprises: Hall, cloaks/wc, sitting room, large open plan living room with dining area, double doors to the rear garden and a link to the newly fitted kitchen with integrated appliances. There is a separate utility room off the hall and a generous storage cupboard. On the first floor is the master bedroom with en-suite shower room, two further generous bedrooms and the house bathroom.

To the front is a large driveway providing parking for numerous vehicles. To the side and rear is a generous lawned garden with paved patio area and a garden shed.

Holly Court is a peaceful cul-de-sac, situated off Stockwell Lane, within walking distance of the town centre and all of its amenities. There is excellent schooling for all age groups within walking distance. The town is well placed for the commuter as easy access can be gained to the larger cities within the area by both road and rail.

## **Tenure**

Freehold.

## **Services**

All mains services are connected to the property.

## **Directions**

From the High Street in Knaresborough proceed to the traffic lights and turn left on to Park Row. Take the right hand turn onto Stockwell Lane and Holly Court will be found on your right hand side.

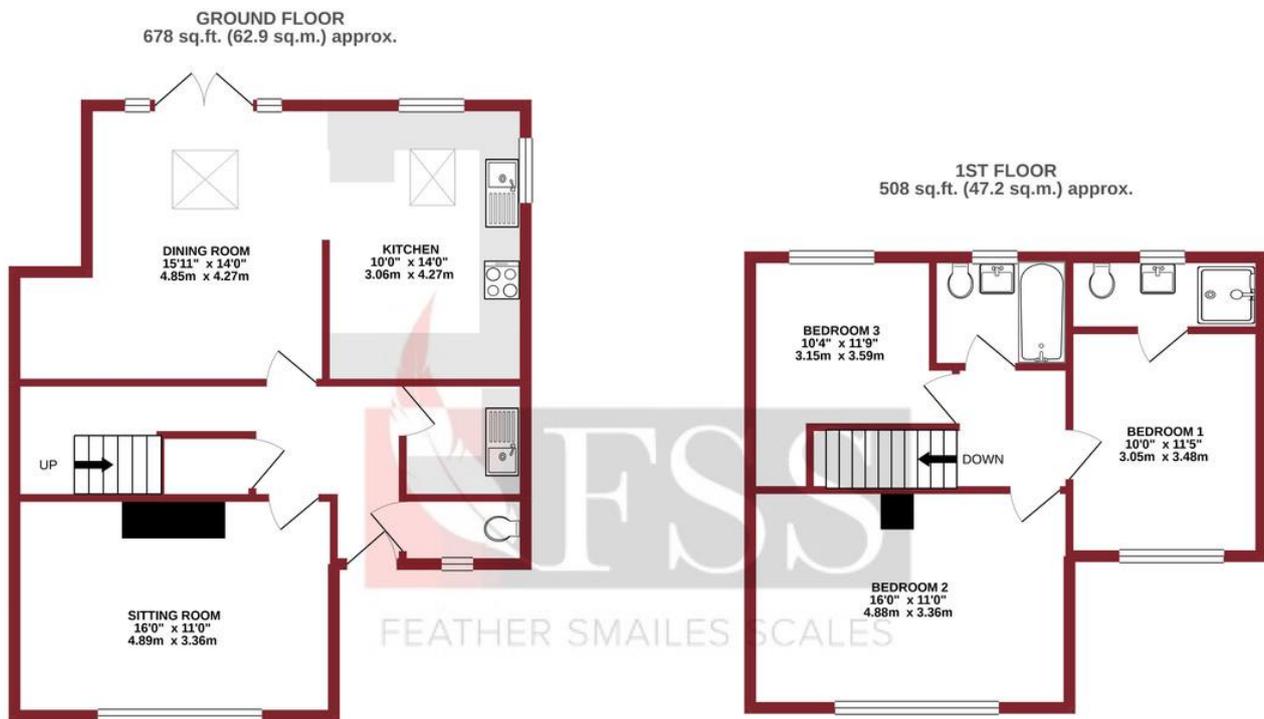
## **Council Tax**

Band A.

## **Details Produced**

22nd July 2021.





TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.  
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