



March Avenue, Knaresborough
£200,000

2 bedroom terraced house for sale | Freehold



SPACIOUS 2 BEDROOM, ONE BATHROOM TERRACE COTTAGE WITH BRICK BUILT OFFICE/GARDEN ROOM AND W/C. THERE IS VERY GOOD LOFT STORAGE. THE PROPERTY IS BEING SOLD WITH VACANT POSSESSION. IN AN EXTREMELY GOOD LOCATION IS AVAILABLE NOW.

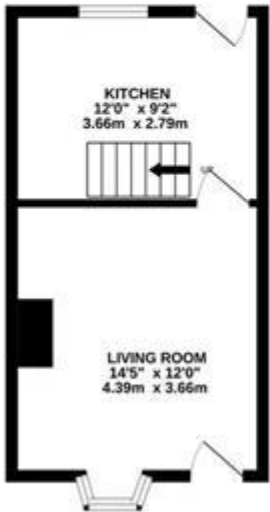
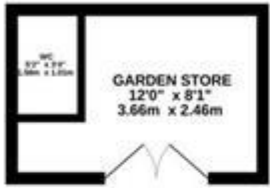
Tenure: Freehold

Garden details: Private Garden

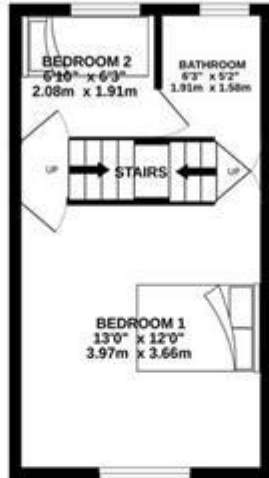


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

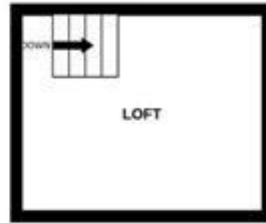
GROUND FLOOR
361 sq ft. (33.6 sq.m.) approx.



1ST FLOOR
266 sq ft. (24.7 sq.m.) approx.



2ND FLOOR
119 sq ft. (11.0 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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