



18A Halfpenny Lane, Knaresborough

HG5 0PS

Guide price £295,000

A SPACIOUS 3 BEDROOM INNER TOWN HOUSE LOCATED IN KNARESBOROUGH
WITH GARAGE AND OFF STREET PARKING
GROUND FLOOR DINING KITCHEN LEADING TO THE ENCLOSED REAR GARDEN AND WC
FIRST FLOOR SITTING ROOM, TWO BEDROOMS AND HOUSE BATHROOM
SECOND FLOOR MASTER BEDROOM WITH ENSUITE
GAS CENTRAL HEATING SYSTEM
CLOSE TO LOCAL SHOPS SCHOOLS AND AMENITIES EPC TO FOLLOW



Description

Nestled on the charming Halfpenny Lane in Knaresborough, this delightful mid-terrace Town house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house boasts two modern bathrooms, ensuring that morning routines are a breeze and providing ample facilities for family living. The layout of the home is thoughtfully designed, making the most of the available space while maintaining a cosy feel throughout.

Knaresborough is renowned for its picturesque scenery and rich history, making it a desirable location for those looking to enjoy a vibrant community. With local amenities, schools, and transport links nearby, this property is perfectly situated for both convenience and leisure.

Whether you are a first-time buyer or looking to invest in a family home, this mid-terrace house on Halfpenny Lane presents an excellent opportunity. Do not miss the chance to make this charming property your own.

Location

The location further enhances this home's appeal. Knaresborough railway station is just over half a mile away, providing excellent links to York, Harrogate, Leeds, and London. The town centre, also nearby, offers a fantastic selection of independent shops, cafes, and bars, perfect for weekend browsing or catching up with friends. For those looking for larger city amenities, Harrogate is just 4 miles away, and the A1 motorway ensures quick access to Leeds or further afield. Leeds/Bradford Airport is within a 40-minute drive, ideal for frequent travellers.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	