

# HUNTERS<sup>®</sup>

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## Hambleton Grove

Knaresborough, HG5 0DB

**Asking Price £300,000**





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## Entrance Porch

Access via UPVC entrance door, UPVC double glazed windows to front and side elevation, door to:

## Lounge

15'7" x 14'9" (4.76 x 4.50)

UPVC double glazed windows to front elevation, two radiators, fireplace, TV point, door to:

## Inner Hallway

Stairs to first floor, door to:

## Dining Room

14'7" x 11'7" (4.46 x 3.54)

UPVC double glazed window to rear elevation, radiator, TV point, under stairs storage cupboard, built in cupboards and inset shelving, door to:

## Kitchen

16'8" x 7'2" (5.09 x 2.20)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset four ring gas hob with extractor hood over, built in oven and microwave, under counter fridge, plumbing and space for washing machine and dishwasher and space for tumble dryer, wall mounted boiler, inset ceiling spot lights, two UPVC double glazed windows to side elevation, UPVC double glazed door to rear garden.

## First Floor Landing

Stairs to second floor, doors to:

## Bedroom One

14'11" x 11'5" (4.55 x 3.50)

UPVC double glazed window to front elevation, radiator, TV point, built-in bedroom suite with wardrobes and overhead units.

## Bedroom Two

14'11" x 8'3" (4.55 x 2.54)

UPVC double glazed window to rear elevation, radiator.

## Bathroom

Quality modern suite comprising panel bath with mixer tap and shower attachment, low level WC, built in vanity unit with wash hand basin and cupboards under, walk-in shower with mains shower over and glazed screen, tiled walls, heated towel rail, UPVC double glazed window to side elevation.

## Second Floor Landing

Doors to:

## Bedroom Three

13'7" x 10'1" (4.15 x 3.08)

UPVC double glazed window to front elevation, built-in cupboards.

## Bedroom Four

13'7" x 9'11" (4.15 x 3.03)

UPVC double glazed window to rear elevation.

## Storage / Office

16'2" x 8'0" (4.95 x 2.46)

UPVC double glazed windows to side elevation, power and light laid on.

## Outside Space

Off street parking to the front of the property. Gated access leads to a low maintenance paved rear garden with walls to perimeters.

## EPC

Environmental impact as this property produces 6.8 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; C  
EPC: E

Tel: 01423 536222

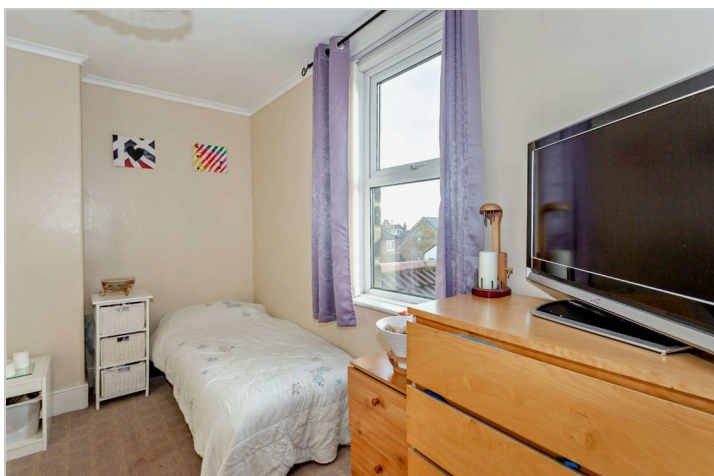
An opportunity to purchase a character semi-detached family home, arranged over three floors and with four generous bedrooms, enclosed rear courtyard garden and workshop/store. The property is situated in the heart of the historic market town of Knaresborough with wide ranging amenities on the doorstep to include the railway station.

With extensive UPVC double glazing and gas central heating, the accommodation offers generous living space throughout and comprises: Entrance vestibule, lounge with bay window to the front, inner hallway, dining room, modern fitted kitchen, four generous bedrooms to the first and second floors all with elevated views and a modern bathroom with separate walk-in shower.

To the outside, the property has an off street parking space to the front, a side pathway leads a large enclosed courtyard garden with a very useful workshop/storeroom.

We strongly recommend an early viewing to appreciate the central location and the accommodation on offer.

- CHARACTER FAMILY HOME
  - Arranged over three floors
    - Modern kitchen
    - Two reception rooms
    - Useful workshop/store
    - Four generous bedrooms
  - Modern bathroom with separate shower
    - Off street parking space
    - Enclosed courtyard garden
  - Central Knaresborough location



Road Map



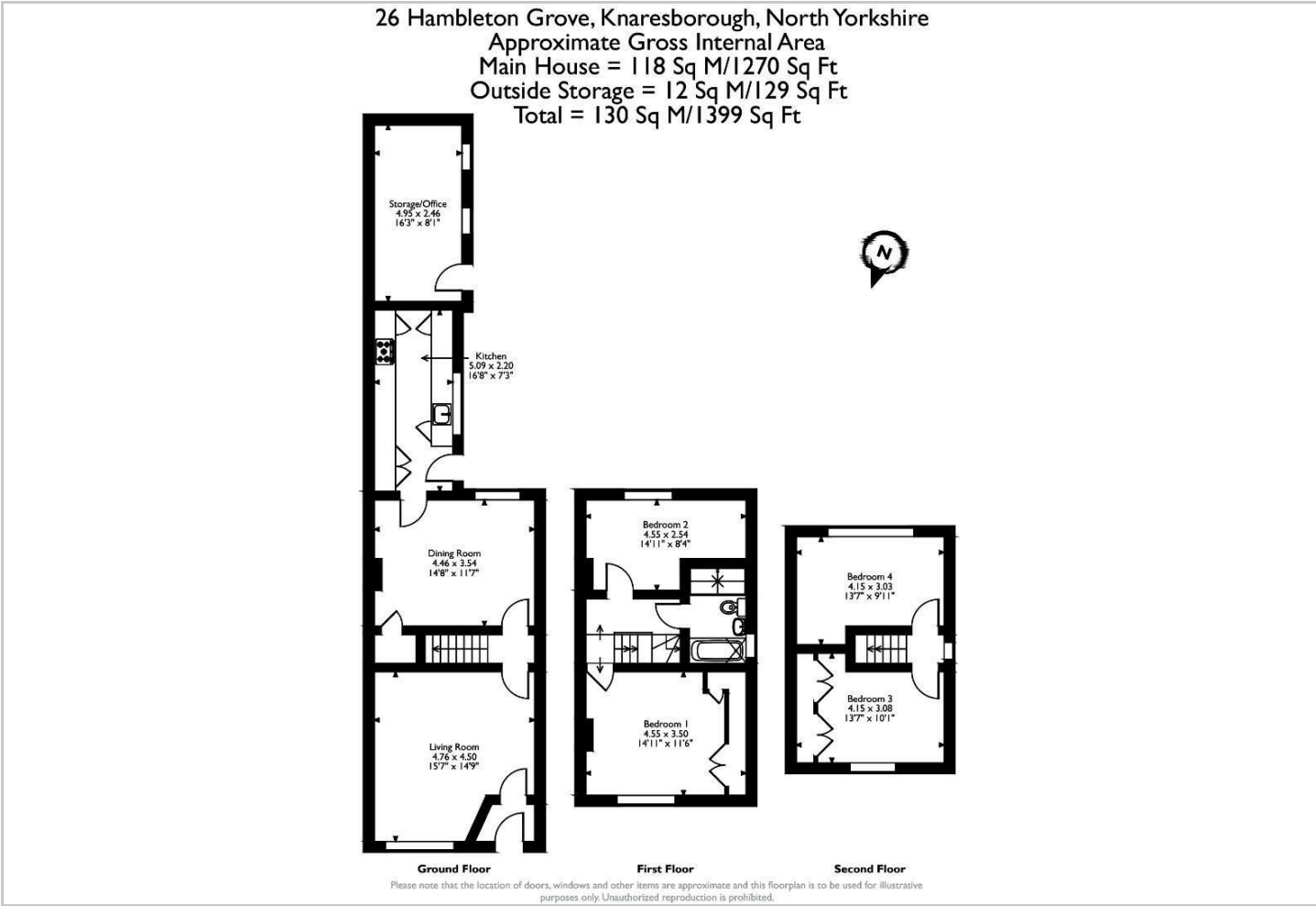
Hybrid Map



Terrain Map



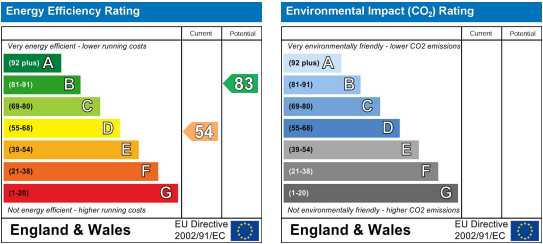
Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.