

# HUNTERS®

HERE TO GET *you* THERE

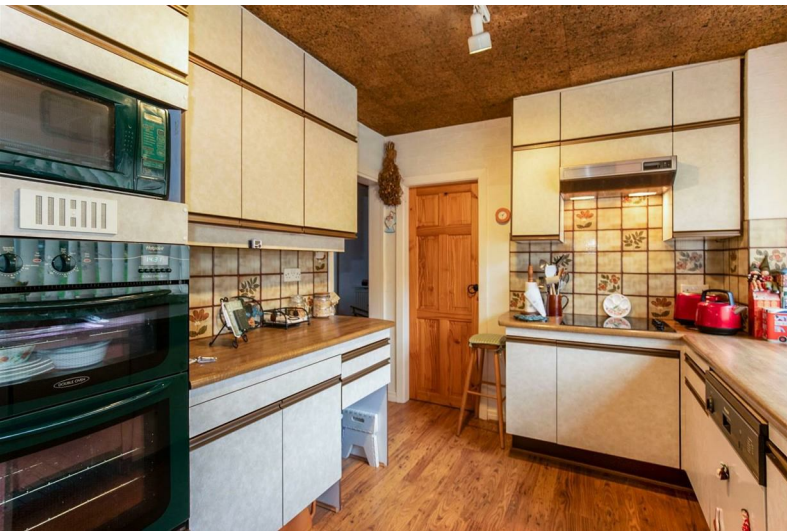


## Boroughbridge Road

Knareborough, HG5 0LZ

Council Tax: E

**Guide Price £395,000**



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Knaresborough, HG5 0LZ

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## Entrance Hall

Access via wooden entrance door, radiator, stairs to first floor, storage cupboard, Doors to:

## Kitchen

12'2" x 8'11" (3.71 x 2.72)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and built-in double oven and microwave, plumbing and space for washing machine and dishwasher, space for tall fridge freezer, door to utility and door to:

## Lounge / Dining Room

22'3" x 17'7" (6.79 x 5.37)

Glazed bay windows to front and rear elevation, radiator, feature fire place, TV point.

## Porch

9'3" x 4'3" (2.82 x 1.32)

Door to rear garden.

## WC

Low level WC, wash hand basin, UPVC double glazed window to side elevation.

## First Floor Landing

UPVC double glazed window to front elevation, storage cupboard, doors to:

## Bedroom One

14'1" x 11'8" (4.31 x 3.56)

UPVC double glazed window to front elevation, radiator.

## Bedroom Two

10'7" x 10'5" (3.24 x 3.20)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Three

11'5" x 8'7" (3.49 x 2.63)

UPVC double glazed window to front elevation, radiator.

## Bedroom Four

10'8" x 8'7" (3.27 x 2.62)

UPVC double glazed window to rear elevation, radiator, fitted wardrobe.

## Bathroom

White suite comprising panel bath with shower over, low level WC, pedestal wash hand basin, tiled wall, radiator, UPVC double glazed window to rear elevation.

## Outside

Attractive mature gardens to front and rear. A block paved driveway provides ample off street parking and leads to an integral garage.

## EPC

Environmental impact as this property produces 5.2 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; E

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase a four bedroom detached family home with generous rear garden. The property has been very well maintained but would benefit from some updating and occupies a sought after non-estate position close to local amenities and sits within close proximity of Knaresborough High Street and the train station.

Offering generous living space throughout, the accommodation in brief comprises: Entrance hallway, guest WC, open plan L-shaped lounge diner, kitchen and rear lobby. A first floor landing serves four generous bedrooms and a family bathroom.

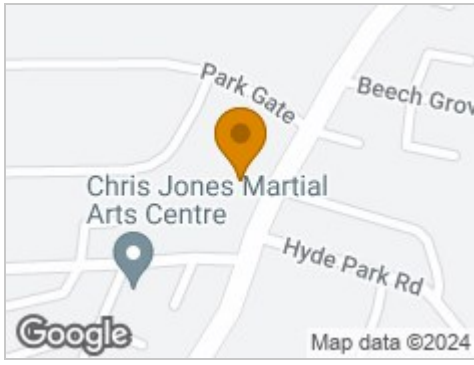
To the outside, a block paved driveway provides off road parking for two leading to an attached garage with swing doors and a lawn garden. The enclosed rear garden is laid mainly to lawn with various seating areas and fencing to perimeters.

We strongly recommend an early viewing.

- NO ONWARD CHAIN
- Generous rear garden
- Driveway providing off road parking & garage
  - L-shaped open plan lounge diner
  - Guest WC
  - Some updating required
  - Four generous bedrooms
  - Sought after non-estate location
- Close to local amenities, the High Street & train station
- Early viewing highly recommended



## Road Map



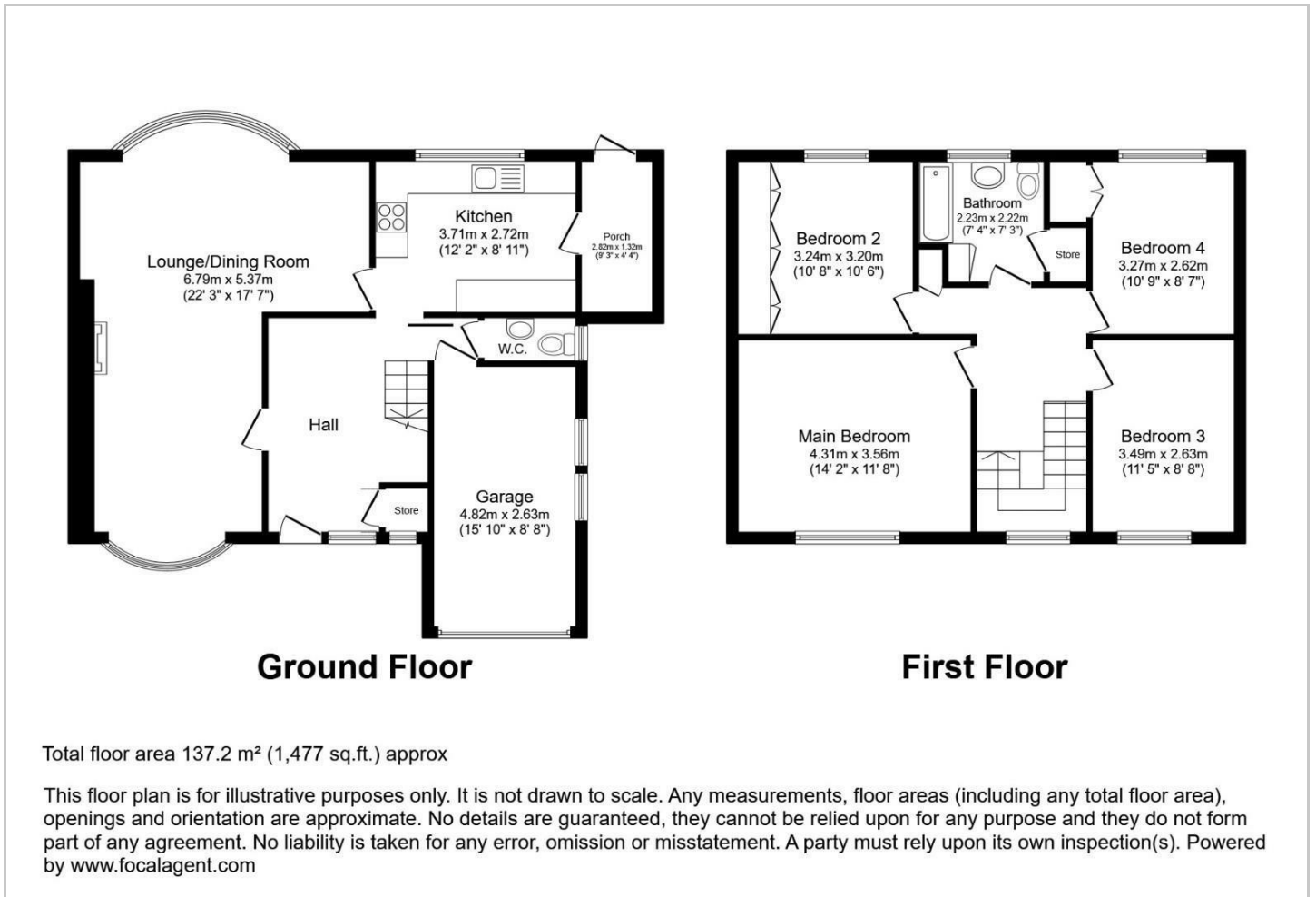
## Hybrid Map



## Terrain Map



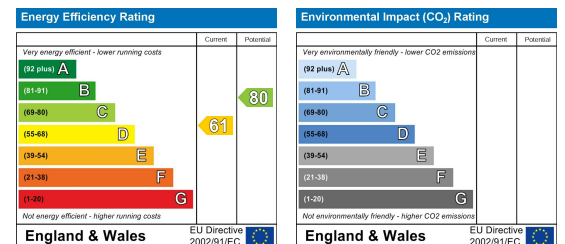
## Floor Plan



## 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.