

HUNTERS[®]

HERE TO GET *you* THERE



Garsdale Road

Knaresborough, HG5 0LU

Council Tax: D

Guide Price £375,000



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Porch

Accessed via composite entrance door, UPVC double glazed windows to front and side elevations, door to:

Lounge

14'4" x 13'10" (4.38 x 4.23)

UPVC double glazed window to front elevation, radiator, stairs to first floor, TV point, door to kitchen and door to:

Sitting Room

15'1" x 12'2" (4.62 x 3.71)

UPVC double glazed window to front elevation, UPVC double glazed window to side elevation, radiator, TV point, door to:

Conservatory

11'6" x 8'10" (3.52 x 2.70)

UPVC construction, door to rear garden.

Kitchen Dining Room

27'1" x 9'2" (8.26 x 2.81)

Quality modern range of wall and base mounted units with working surfaces over with inset Porcelain sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for dishwasher and washing machine, space for tall fridge freezer and tumble dryer. Breakfast bar, two UPVC double glazed windows to rear elevation, double glazed sliding door to rear garden, under stairs storage cupboard.

First Floor Landing

Loft access, doors to:

Bedroom One

15'1" x 11'5" (4.62 x 3.50)

UPVC double glazed window to front elevation, radiator, fitted wardrobes, door to:

Ensuite Shower Room

Modern white suite comprising shower cubicle with shower over and glazed screen, low level WC, wash hand basin with drawer under, tiled walls and floor, airing cupboard, UPVC double glazed window to front elevation.

Bedroom Two

15'8" x 8'3" (4.79 x 2.54)

UPVC double glazed window to front elevation, storage cupboard, radiator.

Bedroom Three

9'7" x 7'6" (2.94 x 2.29)

UPVC double glazed window to rear elevation, radiator.

Bedroom Four

9'3" x 8'3" (2.82 x 2.53)

UPVC double glazed window to rear elevation, radiator.

Bathroom

Panel bath with electric shower over and glazed screen, UPVC double glazed window to rear elevation, radiator.

WC

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

Outside

A drive way provides off street parking to the front of the property, the remainder is a mature low maintenance gravel garden with seating area. To the rear of the property is a low maintenance paved garden with timber shed and fencing to perimeters.

EPC

Environmental impact as this property produces 3.9 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; D

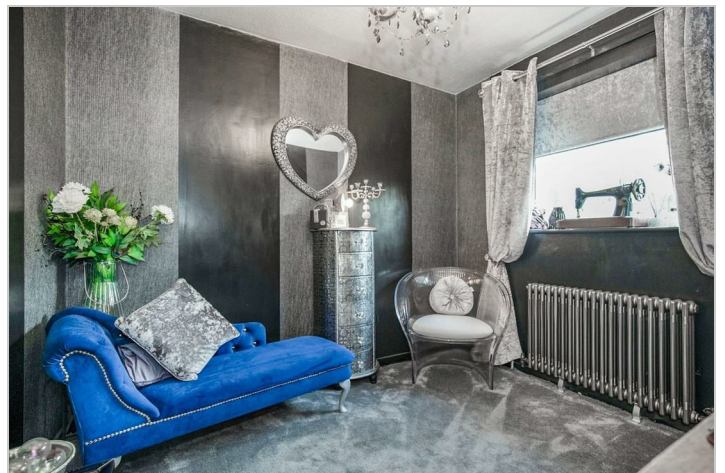
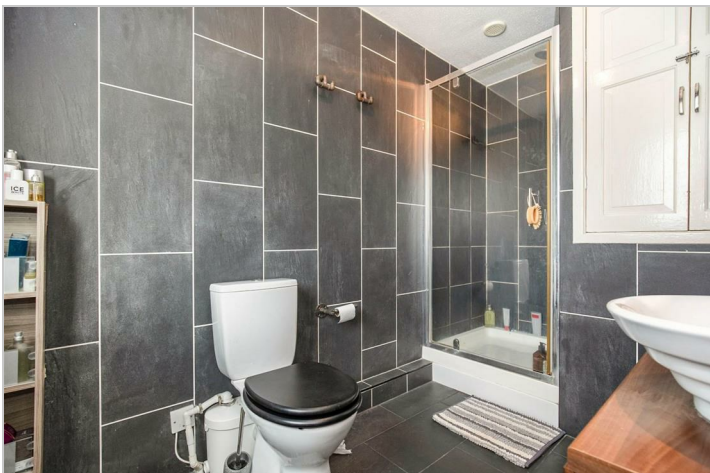
A well-presented, extended four bedroom semi-detached family home now available. The spacious property benefits from two reception rooms and a conservatory, private enclosed rear garden and off street parking. Located in this sought after cul-de-sac location in Knaresborough close to well-regarded schools and local amenities.

Contemporary throughout, the property briefly comprises; Entrance into the enclosed porchway and door to the spacious lounge and through to the well appointed kitchen, open plan to the dining room with doors the rear garden. A second reception room provides further access to the conservatory, ideal as an office, play room or snug. Stairs rise to the first floor landing and doors to the main bedroom with benefitting from an en-suite shower room, a further three bedrooms, bathroom and separate W.C.

Outside to the front, an easy to maintain front garden and off-street parking. To the rear, a private and mature garden, laid to shingle and paving stones with a pergola, ideal for entertaining in the summer months.

- EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY

- Ideal location for families or those upsizing
- Spacious accommodation throughout
- Two reception rooms, a conservatory and open plan kitchen dining room to the rear
 - Modern kitchen with breakfast bar
- Main bedroom with en-suite shower room
- Private garden to the rear with pergola
 - Ample off-street parking
 - UPVC and Gas central heating
- Early viewing highly recommended



Road Map



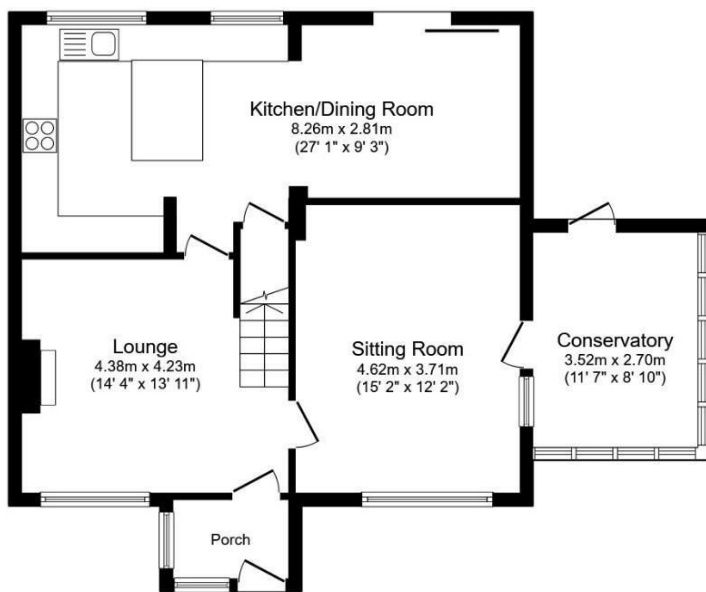
Hybrid Map



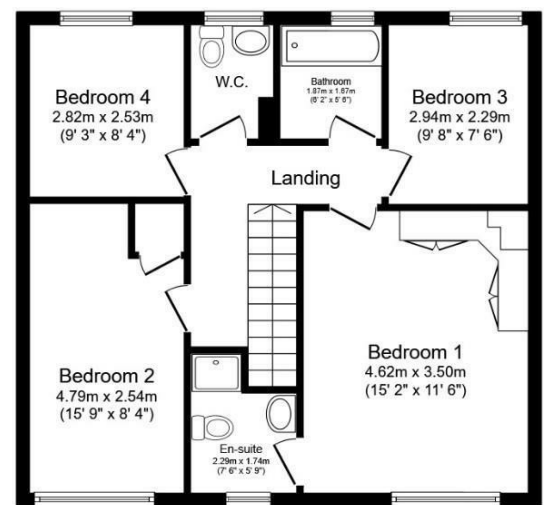
Terrain Map



Floor Plan



Ground Floor



First Floor

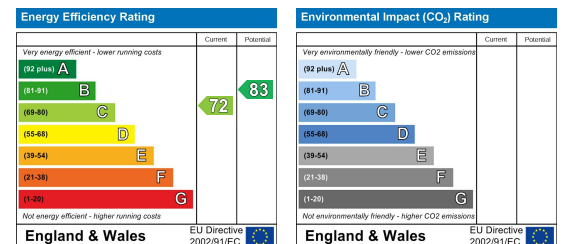
Total floor area 137.7 m² (1,482 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.