

# HUNTERS<sup>®</sup>

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## Manor Orchards

Knaresborough, HG5 0BW

Council Tax: C

**Guide Price £270,000**



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Knareborough, HG5 0BW

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## Entrance Hall

Access via composite entrance door, radiator, doors to:

## Lounge

19'11" x 11'11" (6.09 x 3.65)

UPVC double glazed windows to front and rear elevations, radiator, TV point, fire place, inset ceiling spot lights.

## Kitchen

11'11" x 10'5" (3.64 x 3.20)

Quality modern range of wall and base mounted units with working surfaces over with inset ceramic hob, extractor hood over and electric oven under, built-in microwave, integrated washing machine, dishwasher, fridge and freezer, radiator, UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden, inset ceiling spot lights.

## Bedroom One

11'11" x 11'10" (3.64 x 3.63)

UPVC double glazed window to front elevation, radiator, inset ceiling spot lights.

## Bedroom Two

9'10" x 8'8" (3.01 x 2.66)

UPVC double glazed window to side elevation, radiator.

## Bathroom

Quality modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, wash hand basin with drawer under, tiled walls and floor, chrome heated towel rail, UPVC double glazed window to side elevation.

## Outside

A driveway provides ample off street parking. A mature lawn garden with gravel pathway to the front. To the rear is a lawn garden with paved patio seating area.

## Garage

18'9" x 11'1" (5.73 x 3.40)

Swing doors and side access door.

## EPC

Environmental impact as this property produces 3.1 tonnes of CO<sub>2</sub>.

## Material Information

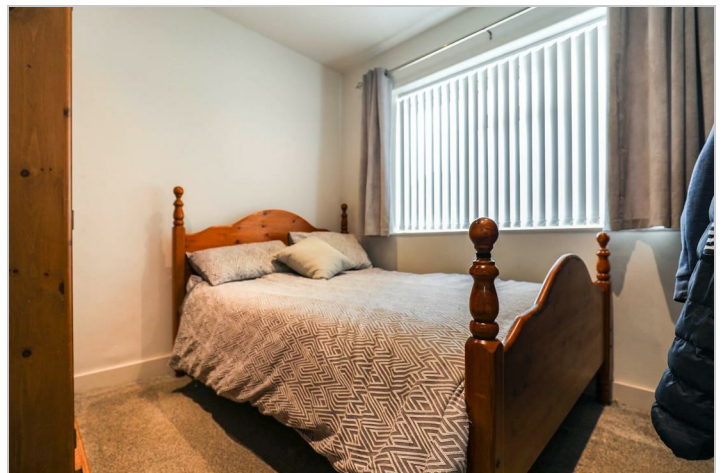
Tenure Type; Freehold  
Council Tax Banding; C

NO ONWARD CHAIN - A beautiful two bedroom Bungalow now available for sale in this pretty location, tucked away at the end of the cul-de-sac. Modern throughout the property is close to Knaresborough's highly regarded schools and historic town centre.

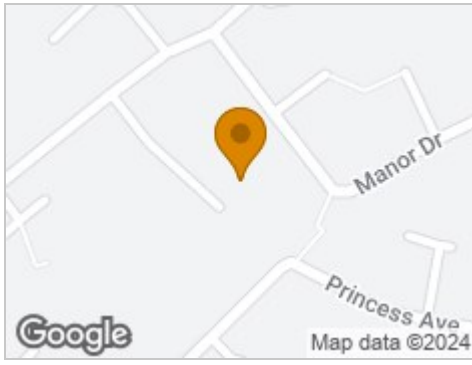
With gas central heating and UPVC double glazing throughout, the property briefly comprises: Entrance into hallway with doors to the spacious lounge with space for a dining table if preferred, modern kitchen, house bathroom and the two bedrooms.

Outside to the front, a pretty lawned garden with driveway parking for two cars leading to the single garage. To the rear a well maintained garden and patio area for entertaining. With potential to extend, a viewing is highly recommended.

- BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW
  - NO ONWARD CHAIN
  - Potential to extend into the loft or out to the rear
    - Modern and fully integrated kitchen
      - Cul-de-sac location
    - Close to highly regarded schools
      - Single garage
      - Driveway parking
    - Viewing highly recommended
      - Modern throughout



## Road Map



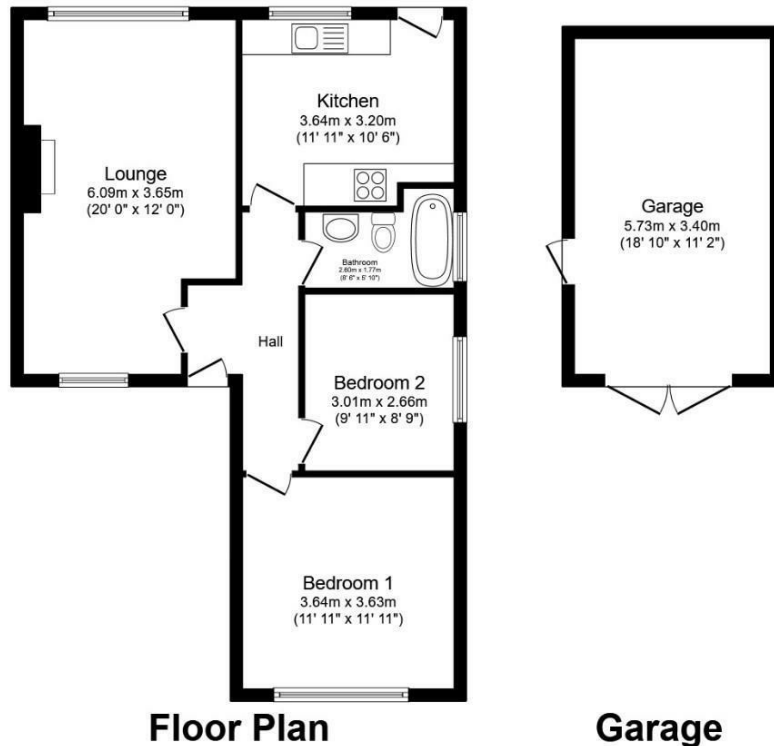
## Hybrid Map



## Terrain Map



## Floor Plan



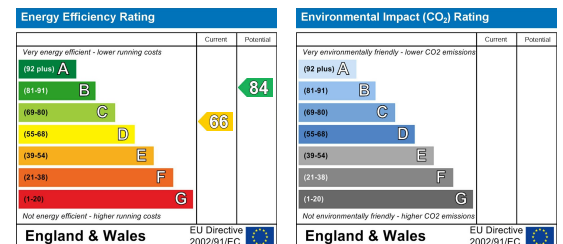
Total floor area 84.0 m<sup>2</sup> (904 sq.ft.) approx

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](http://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.