



Hambleton Terrace, Knaresborough, HG5 0DD

- SUPERB CHARACTER HOME
- Bedroom one with balcony
- Attractive elevated views to the rear
- Lounge with feature fire place & bay window
- Council Tax Band: B
- Modern dining kitchen with range cooker
- Accommodation arranged over four floors
- Enclosed rear garden with gate leading to the rear lane
- Amazing location close to the amenities on the high street

Guide Price £300,000



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DESCRIPTION

A fantastic opportunity to purchase a superb character four bedroom mid terrace home, with elevated views to the rear and spacious accommodation arranged over four floors. Presented to a high standard throughout, the property is situated in a convenient location with access to wide ranging amenities the town has to offer, to include the railway station, shops, bars and restaurants.

With gas central heating and extensive UPVC double glazing, the accommodation comprises: Secure entrance porch, lounge with feature fireplace and walk-in bay window, inner hallway with stairs leading to the first floor, modern dining kitchen with range cooker and door leading to the rear garden. Stairs from the kitchen lead down to a basement with guest WC, two large storage cupboards and door leading to the rear garden. To the first floor, a landing serves two bedrooms, bedroom one with a balcony and modern house bathroom and two further bedrooms to the second floor.

Outside, there is an attractive gravelled garden to the front with hedging to the perimeters, with gate and pathway leading to the front door. The enclosed rear garden is again gravelled with a patio seating area, fencing to perimeters and a gate leads to the rear lane.

We strongly recommend an early viewing to fully appreciate the accommodation on offer.



EPC

This property produces 9.0 tonnes of CO2

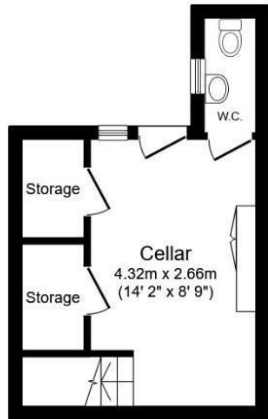
Energy rated: E

Material Information - Harrogate

Tenure Type: Freehold

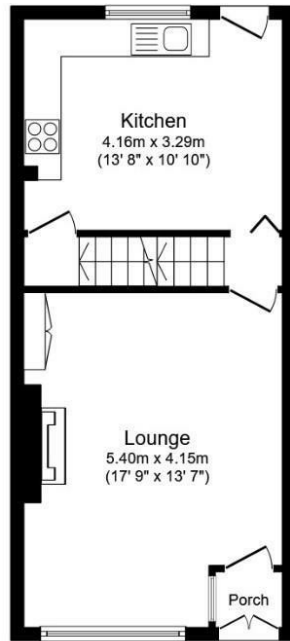
Council Tax Banding: B



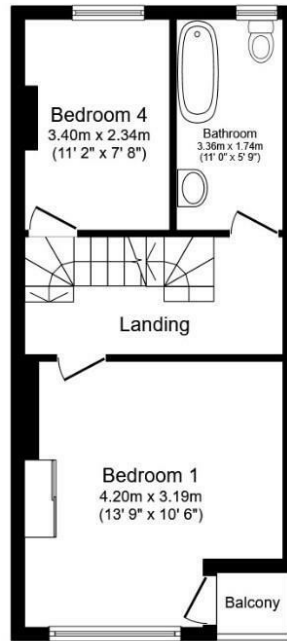


Basement

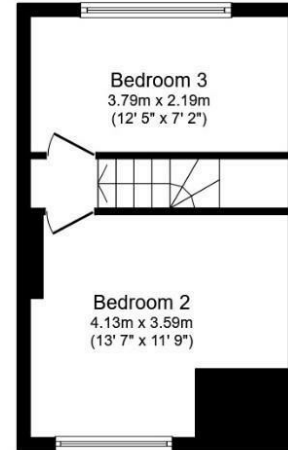
Total floor area 126.0 sq.m. (1,357 sq.ft.) approx



Ground Floor



First Floor



Second Floor

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

Viewings

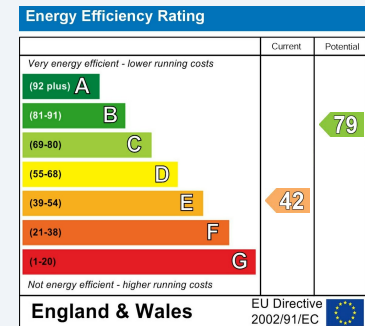
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

