



Tentergate Road, Knaresborough, HG5 9BG

- FOUR BEDROOM SEMI DETACHED HOME
- Extended to include a utility room
- Three double bedrooms and additional single bedroom
- Driveway parking
- In the historic market town of Knaresborough
- A spacious family home with two reception rooms
- Guest cloakroom
- Stunning East facing garden
- Ideal location close to amenities and schools
- Council Tax band D



Offers Over £425,000

Tentergate Road, Knaresborough, HG5 9BG

DESCRIPTION

A fantastic opportunity to purchase a superb, extended four bedroom semi-detached home, with spacious accommodation arranged over three floors. With three double bedrooms, a convenient utility room and guest cloakroom, the property makes an ideal family home. Situated in a sought after and quiet location with access to wide ranging amenities the town has to offer, to include the railway station, shops, bars, restaurants and well regarded schools.

With character features, gas central heating and UPVC double glazing, the bright and sunny accommodation comprises: Secure entrance porch through to the hallway with doors into the lounge, featuring a bay window, gas fire and double doors into the dining room providing the option for an open plan style living space if preferred. The kitchen is well appointed with the benefit of a spacious utility room. There is a ground floor cloakroom, ideal for the larger family or guests. Stairs rise to the first floor landing with doors to the two double bedrooms at the front and rear and both befitting from built in wardrobes, a single bedroom or office and a double aspect house bathroom with a three piece suite and shower over the bath. On the second floor a further double bedroom with skylight windows, built in wardrobes and further eves storage.

Outside to the front, an attractive garden with a driveway for off street parking and a gate to the rear. The East facing rear garden is a very private and tranquil oasis, with patio area for seating or dining and attractive lawn with fence and natural borders.

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



EPC

Energy rating D

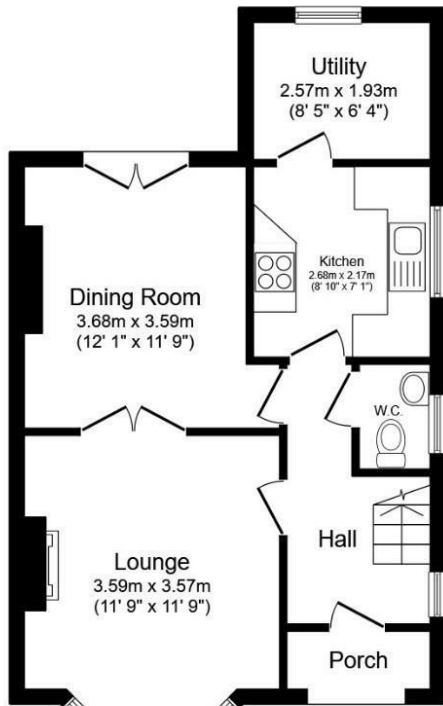
This property produces 4.0 tonnes of CO2

Material Information - Harrogate

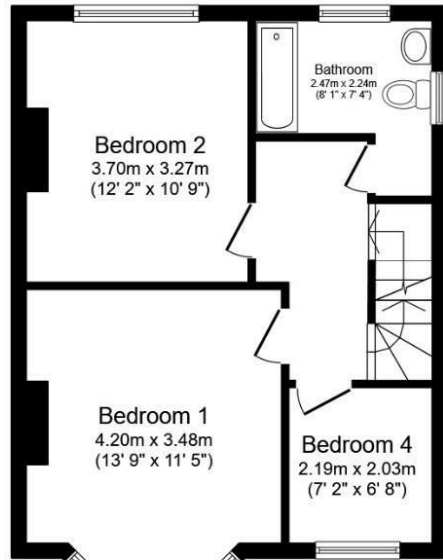
Tenure Type: Freehold

Council Tax Banding: D

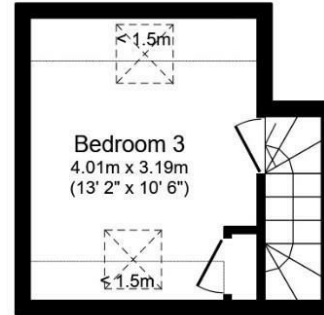




Ground Floor



First Floor



Second Floor

Total floor area 102.7 m² (1,105 sq.ft.) approx
 Restricted height 3.4 m² (37 sq.ft.)

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

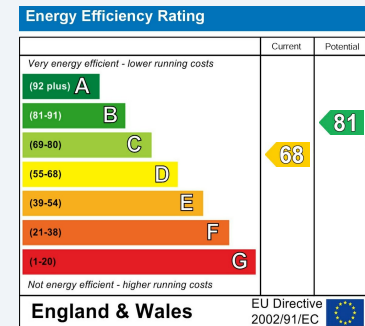
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

