



St. Margarets Road, Knaresborough, North Yorkshire, HG5 0JS

- STUNNING PRESENTATION THROUGHOUT
- Ample off-road parking & detached garage
- Modern bathroom
- Catchment for highly regarded schools
- Attractive, enclosed rear gardens
- Modern kitchen with range cooker
- Convenient access to the town centre & train station
- Council Tax Band C

Offers Over £270,000



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DESCRIPTION

Hunters are delighted to bring to the market this superbly presented, three bedroom semi detached home, situated in a highly sought after location, with convenient access to the town centre, train station and highly regarded schools.

Presented to a very high standard throughout, with a recently fitted combi boiler, the accommodation comprises: Entrance hallway with stairs leading to the first floor, lounge/diner with feature fire place, a modern kitchen with range cooker and door leading to the rear garden and a modern bathroom completes the ground floor. A first floor landing serves three bedroom, two doubles and one single.

To the outside, there is the benefit of a lawn garden to the front and a driveway provides ample off road parking, leading to a detached garage. Gated access opens to an attractive, enclosed rear lawned garden, with patio seating area, gravelled pathway and walled, fenced and hedge perimeters.

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

EPC

Energy rating D

This property produces 3.3 tonnes of CO2

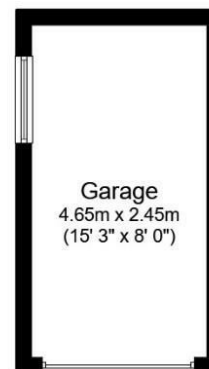
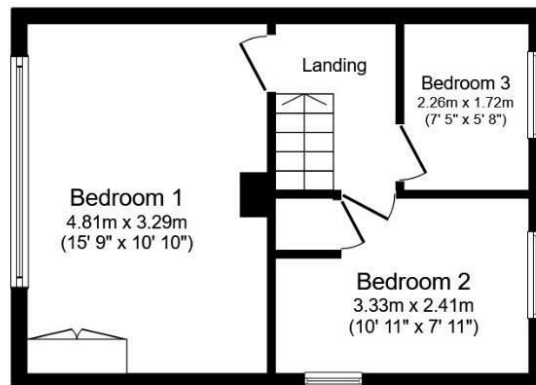
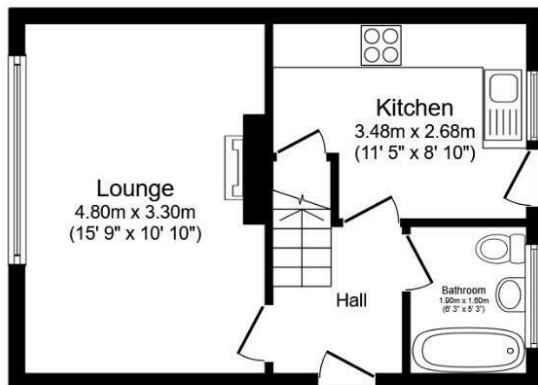
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C







Ground Floor

First Floor

Garage

Total floor area 77.0 m² (829 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

Viewings

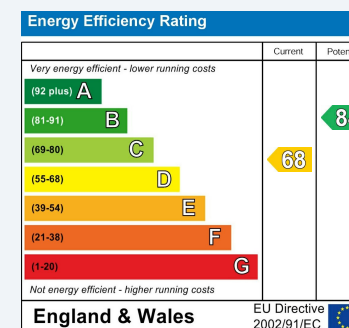
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.