



## Park Grove, Knaresborough, HG5 9ET

- Desirable location in Knaresborough
- Additional lounge
- Home office
- Early viewing highly recommended
- Open plan living
- Front and back courtyard
- Excellent transport links
- Council Tax Band D

**Guide Price £450,000**





# Park Grove, Knaresborough, HG5 9ET

## DESCRIPTION

This delightful terraced house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for a home office. The heart of the home features an open kitchen that seamlessly flows into a lounge dining area, creating an inviting atmosphere for both everyday living and entertaining.

In addition to the kitchen dinner lounge, there is another separate lounge, providing ample room for relaxation or social gatherings. The layout of the house is thoughtfully designed to maximise space and light, ensuring a warm and welcoming environment throughout.

The location in Knaresborough is particularly appealing, known for its picturesque surroundings and vibrant community. Residents can enjoy the convenience of local amenities, parks, and excellent transport links, making it an ideal place to call home.

The rear courtyard of this home is a sun trap, offering a peaceful and private outdoor space ideal for alfresco dining or simply enjoying the outdoors. It also includes a shed, providing extra storage for gardening tools or outdoor equipment. Located close to the scenic Jacob Smith Park, residents can easily enjoy outdoor activities and tranquil walks. The secluded courtyard adds to the appeal, offering a serene retreat, while the property's proximity to local amenities ensures convenience for everyday life.

This property presents a wonderful opportunity for those looking to settle in a desirable area, combining modern living with the charm of a traditional terraced house. Don't miss the chance to make this lovely home yours.



### EPC

Energy rating E

This property produces 9.4 tonnes of CO2

Material Information - Harrogate

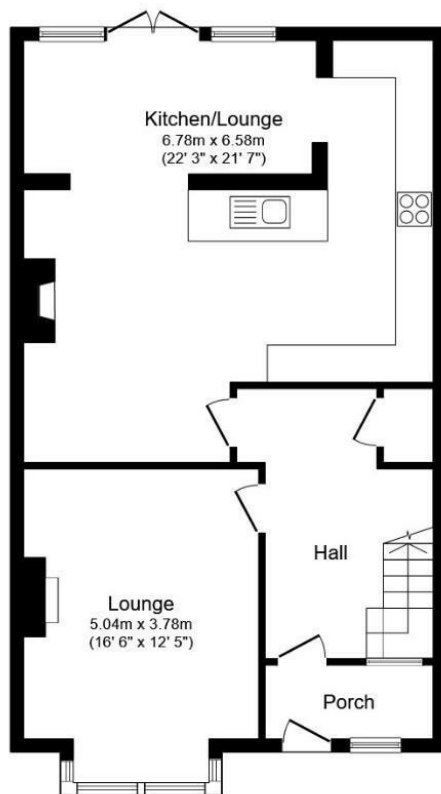
Tenure Type: Freehold

Council Tax Banding: D



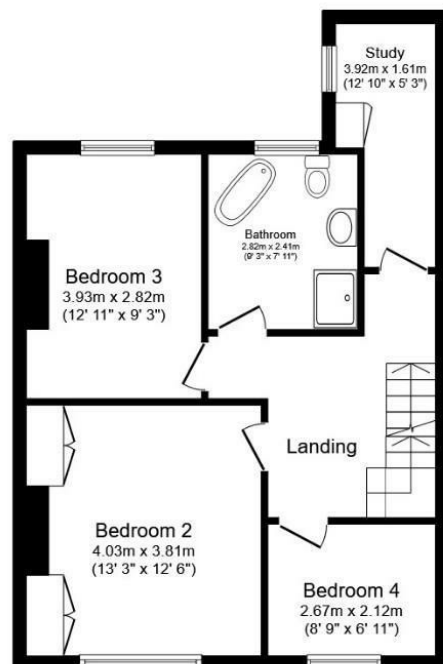




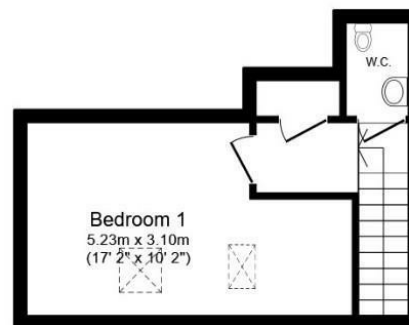


## Ground Floor

Total floor area 153.3 m<sup>2</sup> (1,651 sq.ft.) approx



## 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](http://www.focalagent.com)

### Viewings

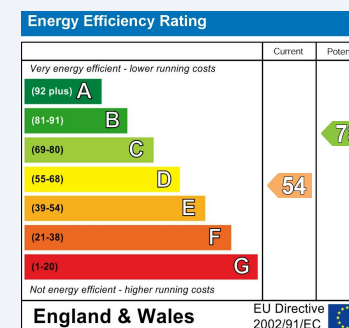
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.