



Kirkham Court, Knaresborough, HG5 8LB

- NO ONWARD CHAIN
- Detached family home
- Convenient downstairs W.C.
- Well-maintained garden
- Bright and spacious lounge and dinning area
- Private driveway for three cars
- Sought after location in Knaresborough
- Versatile games room
- Four generous bedrooms
- Council Tax Band D

Guide Price £425,000



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DESCRIPTION

NO ONWARD CHAIN. This beautifully presented detached house located in Knaresborough offers a fantastic opportunity for family living. With four generous bedrooms, the property provides ample space for growing families or those who need extra room. The well-thought-out layout ensures both comfort and practicality throughout.

Upon entering, the bright and spacious lounge offers a welcoming space to relax, while the adjacent dining room is perfect for family gatherings or entertaining friends. The kitchen is both functional and efficient, providing plenty of storage and worktop space. A convenient downstairs W.C. adds to the home's appeal, making it ideal for busy family life.

This versatile games room was once an en suite bedroom and, prior to that, a garage. Now transformed, it offers a spacious and multifunctional area. Whether the potential buyer wants to use it as an en suite bedroom or games room / storage.

The outdoor space is equally impressive, with a well-maintained garden that offers plenty of room for outdoor activities, gardening, or simply enjoying the peaceful surroundings. The private driveway comfortably accommodates up to three vehicles, offering plenty of parking space for residents and visitors.

Located in the sought-after town of Knaresborough, this home is close to scenic riverside walks, historic landmarks, and a variety of local shops, cafes, and schools. Excellent transport links provide easy access to nearby towns and cities, making it an ideal location for commuters.

This property offers an excellent opportunity for those seeking a spacious, well-located family home with no onward chain.



EPC

Energy rating C

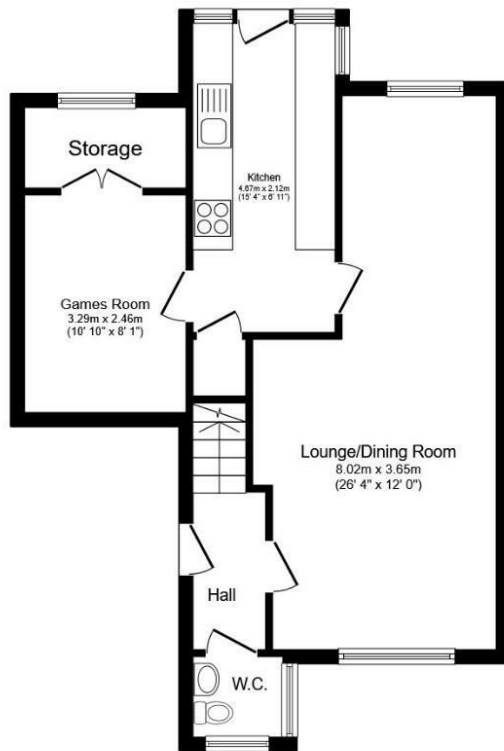
This property produces 3.5 tonnes of CO2

Material Information - Harrogate

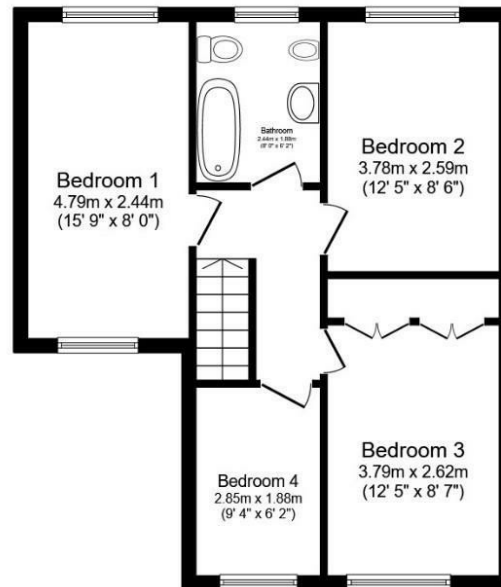
Tenure Type: Freehold

Council Tax Banding: D





Ground Floor



First Floor

Total floor area 104.7 m² (1,127 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

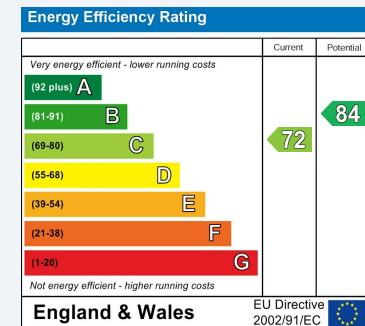
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.