



66 Farndale Road  
Knaresborough, HG5 0NY

**WINDSOR COURT**  
PROPERTIES







## GUIDE PRICE £255,000

A fully modernised 3 bedroom home set in walkable distances to Knaresborough town centre and its schools. The property offers versatile accommodation to suit families singles or couples.

Each room has been thought out beautifully to maximize space and offer a feel of flow and openness. The discerning buyer has the benefit of a wow factor kitchen and island, modern and brand new appliances, new flooring throughout, a homely feature fireplace and well thought out lighting and decor to allow for a 'move straight in' home. There is really nothing to do other than start enjoying life in a lovely new home.

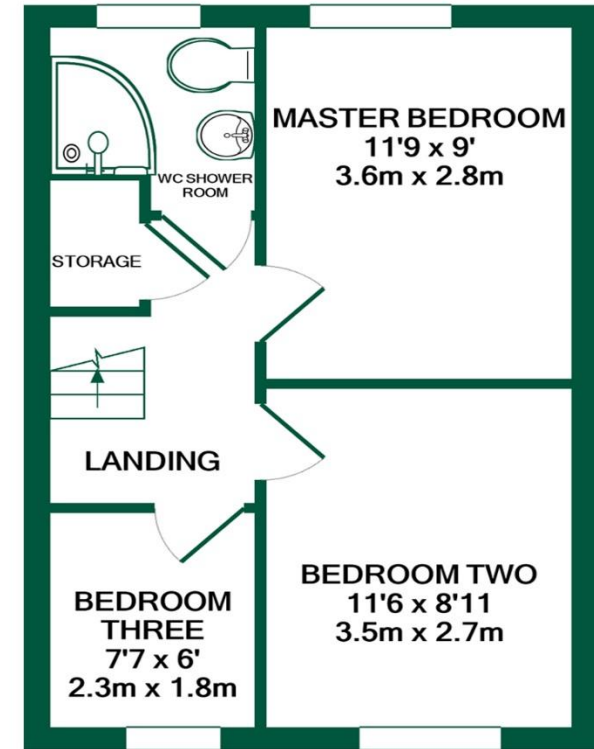
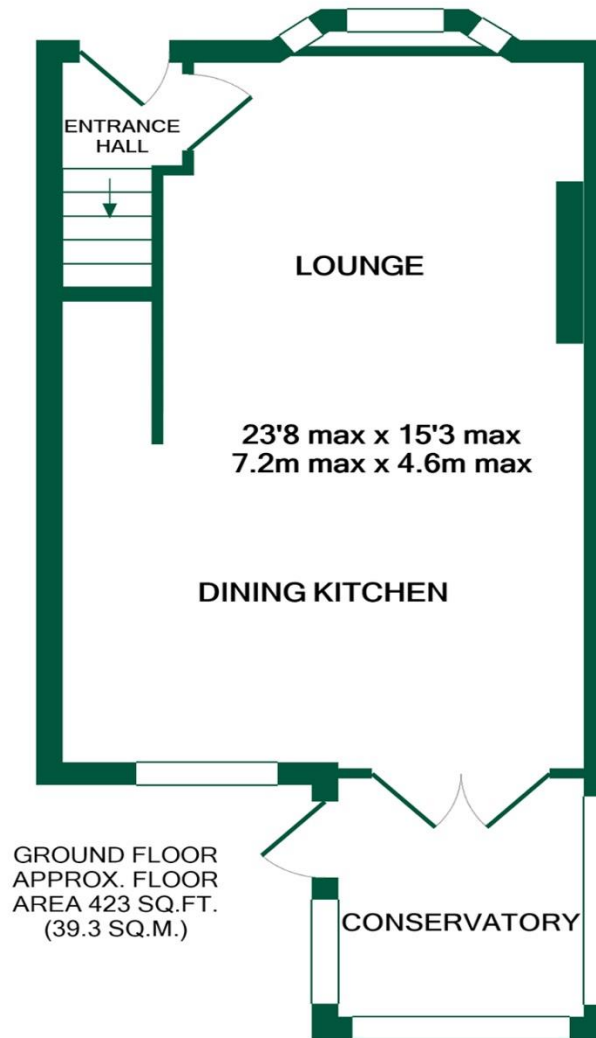
Externally there is off street parking to the rear and a courtyard style garden with decking area, useful for external dining and entertaining.

Please enjoy the picture reel which allows the property to speak for itself and do reserve your viewing as we anticipate very strong interest in this property which has been priced very sensibly.

- 3 Bedrooms
- Off Street Parking
- Garden With Patio And Decking Area
- NO CHAIN
- Large Kitchen
- Fully Modernised
- Conservatory area



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	76   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 784 SQ.FT. (72.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

