



2 Sovereign Fold  
Knaresborough

**WINDSOR COURT**  
PROPERTIES



---

# Property

2 Sovereign Fold  
Knaresborough  
HG5 0WJ



## GUIDE PRICE £400,000

A spacious and stylish executive house on this popular development perfectly placed for access to the town centre of beautiful Knaresborough.

The home has been very tastefully decorated throughout and boasts large living spaces in the ground floor and first floor bedrooms which are all double, two with en-suite. It is an ideal family home or executive down size/couples retreat.

To the outside is a easy to maintain garden and patio area. There is a garage with off street parking to the front. Location is ideal for the local schools, shops and access to the commuter routes

- 4 Bedrooms
- Two Bedrooms With En-Suites
- Large Living Room
- Modern Kitchen
- Feature Log Burner In The Lounge
- Close To Local Amenities
- Spacious Hallway
- Garage
- Off Street Parking



### TENURE

Freehold.

### FIXTURES AND FITTINGS

Are to be negotiated separately.

### SERVICES

All mains services are connected.

### RATING AUTHORITY

Harrogate Borough Council.

### VIEWING ARRANGEMENTS

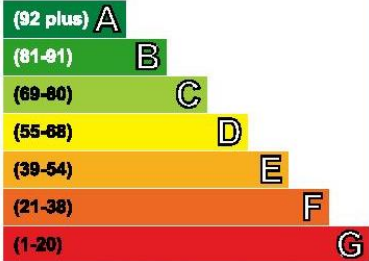
Strictly by appointment through Windsor Court.





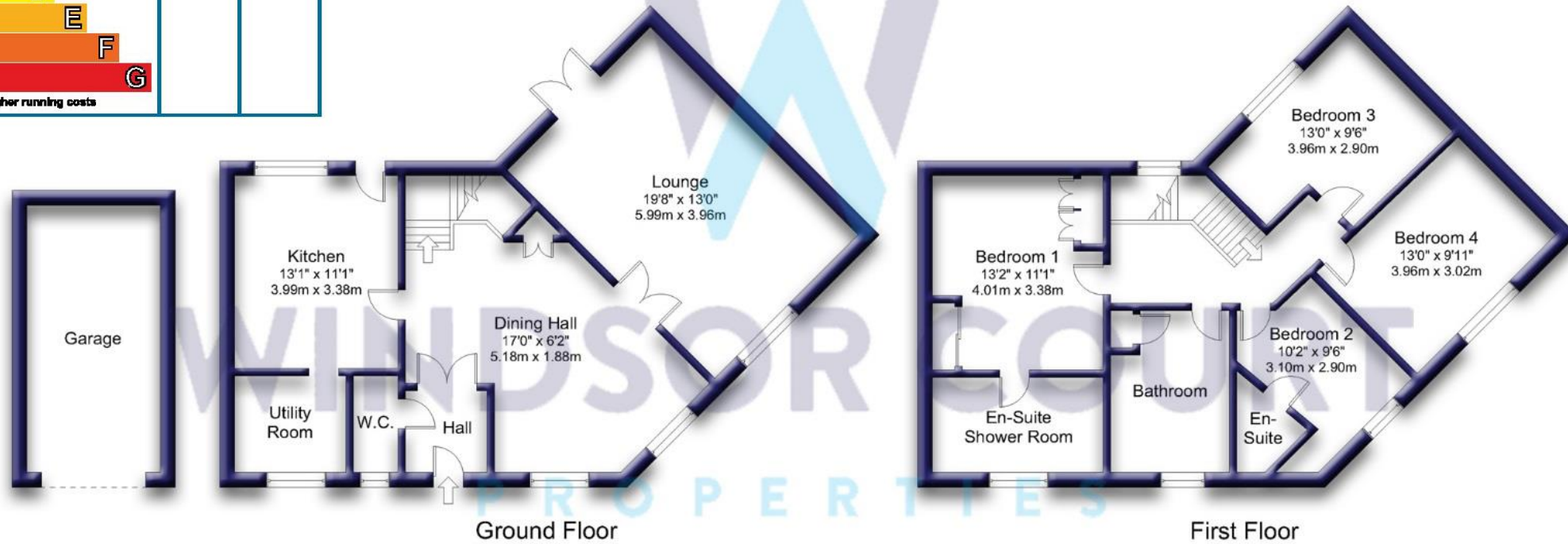
## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
80	88



Not to Scale. Copyright © Apex Plans.