

# 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

#### **TENURE**

Freehold.

#### **FIXTURES AND FITTINGS**

Are to be negotiated separately.

#### **SERVICES**

All mains services are connected.

#### **RATING AUTHORITY**

Harrogate Borough Council.

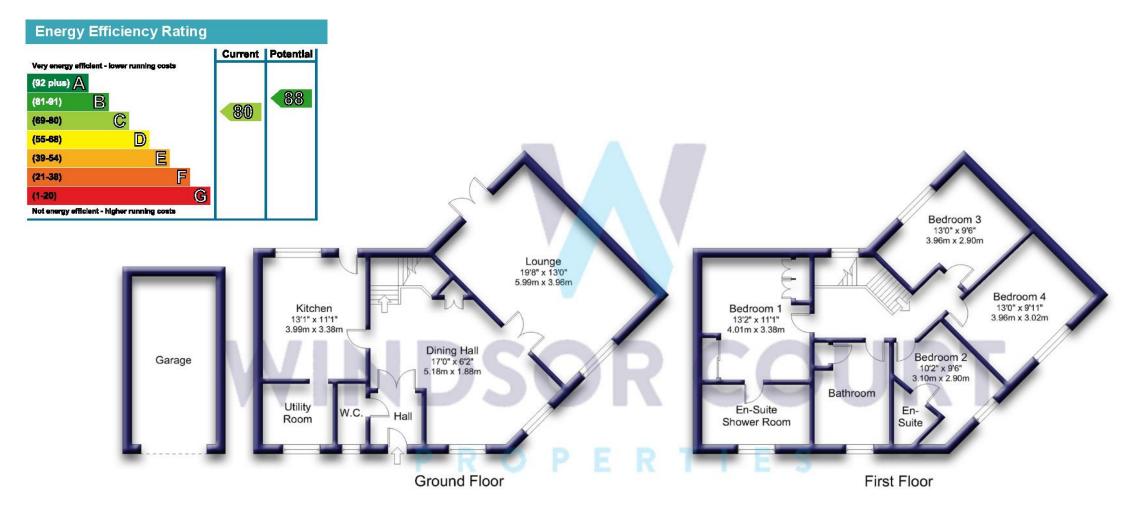
#### **VIEWING ARRANGEMENTS**

Strictly by appointment through Windsor Court.

- 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







For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise

homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g., title, planning permission etc) as these are specialist matters in which estate

agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".

Not to Scale. Copyright @ Apex Plans.

Printed by Ravensworth 01670 713330

