

Hambleton Grove, Knaresborough £255,000

**** NO ONWARD CHAIN****

A spacious semi detached house offering family living accommodations which requires a programme of modernisation and upgrading. The property has a generous rear garden and is being offered for sale with vacant possession.



Accommodation

The property is situated within short walking distance of the High Street of Knaresborough and offers generous living accommodation, albeit in need of modernisation and upgrading.

Internally the property is entered at the front through an entrance porch into a reception hall which has a central staircase leading to the first floor accommodation.

The principal reception room is a spacious lounge located at the front of the house having a bay window to the front elevation with double glazed casements. There is a mounted electric fire in addition to a television aerial point and radiator. The lounge also enjoys coved cornices.

Beyond the lounge is a separate dining room having a built-in under stairs storage cupboard in addition to storage units and cupboards adjoining the chimney stack. There is a mounted gas fire heater and radiator.

The dining room leads through into a galley kitchen which has a range of built-in base units to two sides with laminated worktops and an inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks.



The kitchen has a built-in electric oven and grill with a separate four point hob unit and extractor fan. There is a fitted breakfast bar, plumbing for an automatic washing machine and a dishwasher, and a mounted gas fired central heating boiler. A uPVC double framed glazed side door leads out onto the gardens beyond.



To the first floor are two double bedrooms, bedroom one is located at the front of the house with twin built-in wardrobes, matching high level storage cupboards and a dressing table recess.

Bedroom two also has a built-in wardrobe with both bedrooms benefiting from radiators.

The first floor landing has a staircase leading to the second floor.

The bathroom is located on the first floor. It currently has a low flush WC, wash hand basin and inset panelled bath with mounted shower. The bathroom requires refitting.

To the second floor are two further bedrooms with dormer windows to each elevation.



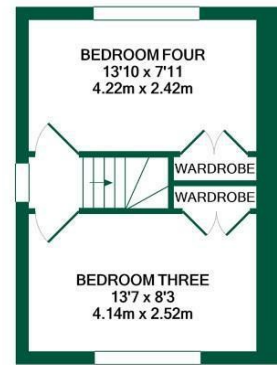
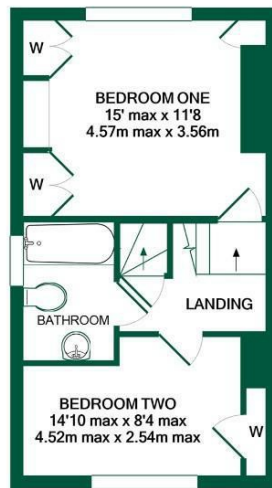
To The Outside

The property fronts onto Hambleton Grove having a forecourt front garden with a pathway which leads down the side of the house through into the rear.

Adjoining the side elevation is a hardstanding which provides ample space for freestanding garden furniture. Beyond is a generous garden which stretches to approximately 50 feet in length and requires some landscaping and maintenance. There are screening trees and hedges in addition to a fence side boundary offering privacy.

Crucially the property is being offered for sale with both vacant possession and no onward chain and an inspection is recommended.





TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 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



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