



'Ashleigh', 10 Knox Avenue, Harrogate, North Yorkshire, HG1 3HY

Guide Price £265,000

An exciting opportunity. 3 bed semi on a wide corner plot (19'7" side area). Requires modernisation. Excellent extension potential. No onwards chain. Combi boiler. PVCu windows & doors.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this exciting opportunity. A three bed semi-detached family home occupying a larger than average corner plot. Located in this popular and established area close to amenities and transport links. Features include: gas central heating (Veissman combi boiler), PVCu windows and doors, well maintained gardens, driveway and single garage. Due to the size and shape of this plot, we believe there is excellent scope to extend extensively – either with permitted development rights, or with planning permission, depending on the plans. Due to the extra wide plot (approx. 19'7" wide side area) there may be scope to significantly extend to the side, and depending on the design, this could also include an integrated side garage. The remaining rear gardens would still be a very decent size. Alternatively, there may be scope to modernise the existing house, which already has a gas central heating system and PVCu double glazed windows and doors. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, potential, plot size, value and opportunity.

PROPERTY SUMMARY

The accommodation currently comprises an entrance hall, open plan lounge / dining room, kitchen, three bedrooms (2 doubles and 1 box room/single) and house bathroom. Externally there are gardens to three sides, a driveway and detached single garage.

LOCATION

Situated in this established and popular location, benefiting from local shops, recreational facilities and having well regarded primary and secondary schools within walking distance. There is also easy access into Harrogate's vibrant town centre and the many amenities and transport links on offer there. A regular bus service runs past the property, with a bus stop nearby. The North Yorkshire spa town of Harrogate is consistently voted one of the best places to live in the UK, and offers an excellent choice of shops, restaurants, bars and tourist attractions. Popular with residents and tourists, Harrogate is an ideal base for those keen to explore the Yorkshire Dales and surrounding countryside. There are excellent transport links to Leeds, York, Knaresborough and beyond, making it a popular choice with commuters.

DIRECTIONS

Sat Nav location: HG1 3HY.

GROUND FLOOR

PVCu front door into the entrance hall, with stairs to the first floor and door to:

Lounge 13' 6" x 12' 9" (4.11m x 3.88m) max.

A spacious and bright lounge with front bay window, fireplace door to the kitchen and open plan into:

Dining Area 9' 6" x 7' 10" (2.89m x 2.39m)

Ample space for dining. Rear window and serving hatch to the kitchen.

Kitchen 11' 8" x 8' 8" (3.55m x 2.64m) max.

A well proportioned kitchen with large rear bay window, PVCu side door and cupboard housing the electrics.



FIRST FLOOR

Landing with side window.

Bedroom One 13' 10" x 10' 0" (4.21m x 3.05m) max.
Double bedroom with front bay window and fitted wardrobes.

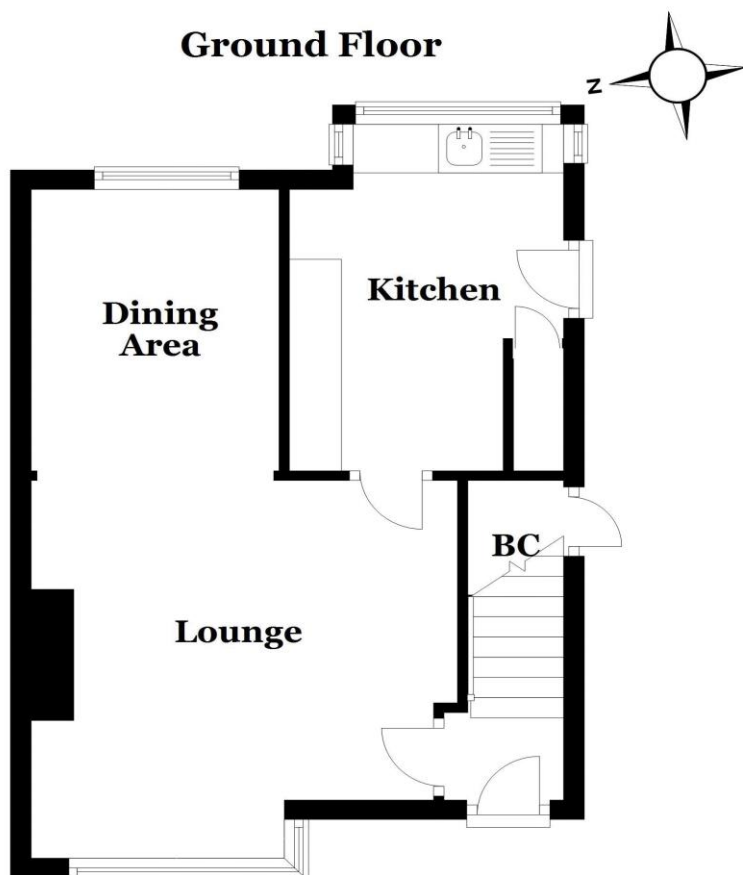
Bedroom Two 10' 5" x 9' 5" (3.17m x 2.87m)
Double bedroom with rear window and fitted cupboard.

Bedroom Three 6' 7" x 6' 7" (2.01m x 2.01m)
Single/box room with front window and bulkhead over the stairs.

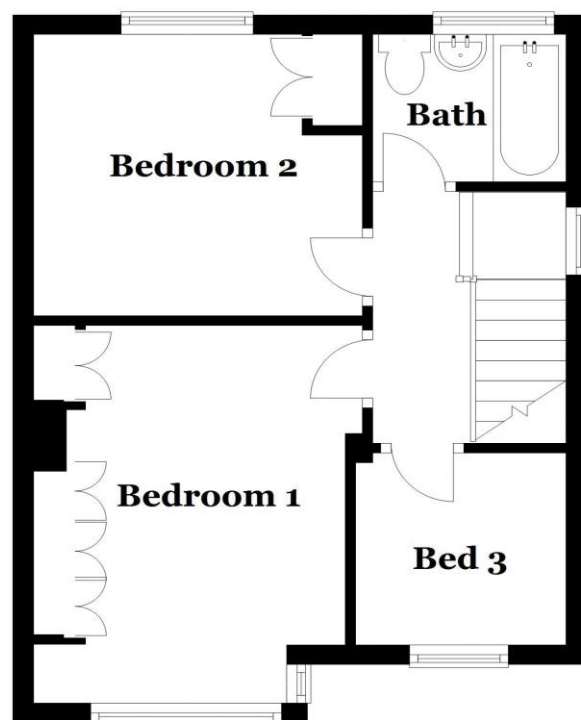
Bathroom 6' 1" x 5' 0" (1.85m x 1.52m)
Fitted bath suite with rear window.



Ground Floor



First Floor





OUTSIDE

This large plot has established and attractive gardens to three sides. The side area has a lawn, driveway and garage. This side area is approximately 19'7" wide and offers plenty of opportunities for extension (subject to any required planning / permissions). The rear gardens enjoy a good degree of sunlight and are also generous size.

AGENT'S NOTES:

The house has an existing BT and Sky TV connection, with Fibre broadband available. VirginMedia is also available with speeds of up to 1000 MBPS currently available (according to the suppliers' websites).

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: C.

These details were prepared / amended on: 19/06/2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

AGENT'S STANDARD DISCLAIMER

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