



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@myringsestateagents.com

### Directions

From Knaresborough town centre proceed down York Place turning right at the pelican crossing into King James Road. At the next mini roundabout turn left into Aspin Lane. Passing the school playing fields on the left take the third left turn into Aspin Way where number 31 can be found on the left hand side at the bottom of the hill.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 [myrings.property](http://myrings.property)

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31 Aspin Way, Knaresborough

£380,000

**MYRINGS**  
 Harrogate's Leading Family Estate Agent



**This 4 bedroom detached family home located in a most desirable position within minutes walk of an excellent Primary and Secondary School, presents well proportioned, flexible accommodation including a ground floor bedroom, fully enclosed rear gardens and garage.**

Fronted by a driveway large enough for at least two vehicles and an attractive lawned garden, the accommodation opens via a covered entrance to a hallway. Leading off is a spacious living room to the front elevation with feature fireplace which opens through double doors to the dining area which extends to the kitchen with modern fitted units including granite work surfaces, breakfast bar and french doors that open to the large decked patio and rear gardens which are mainly laid to lawn and with timber storage shed. Also leading off the

dining area is a home office / playroom and a ground floor double bedroom with stylish en-suite shower room. To the first floor the central landing branches to a house bathroom and three bedrooms, two being excellent sized doubles and a well proportioned single room. One of the bedrooms has access to a large eaves storage space.

Located on the outskirts of the market town of Knaresborough which is famed for its riverside walks and Mother Shipton's Cave, the property is conveniently located within minutes walk of a wide variety of shops, stores, public houses and the reputable King James School. The A1M is 3.9 miles away linking to the national motorway network, and the town's central train and bus stations run regular services into Harrogate, Leeds & York.



**Bus**  
2 minute walk



**Main Roads**  
A1M 3.9 miles



**Train**  
Knaresborough 0.9 of a mile



**Airport**  
Leeds Bradford 15.1 miles

**Fixtures & fittings**

Furnishings are not part of the sale and must be considered and negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band D

**Tenure**

Freehold