



3 Heron Place, Knaresborough

£319,950



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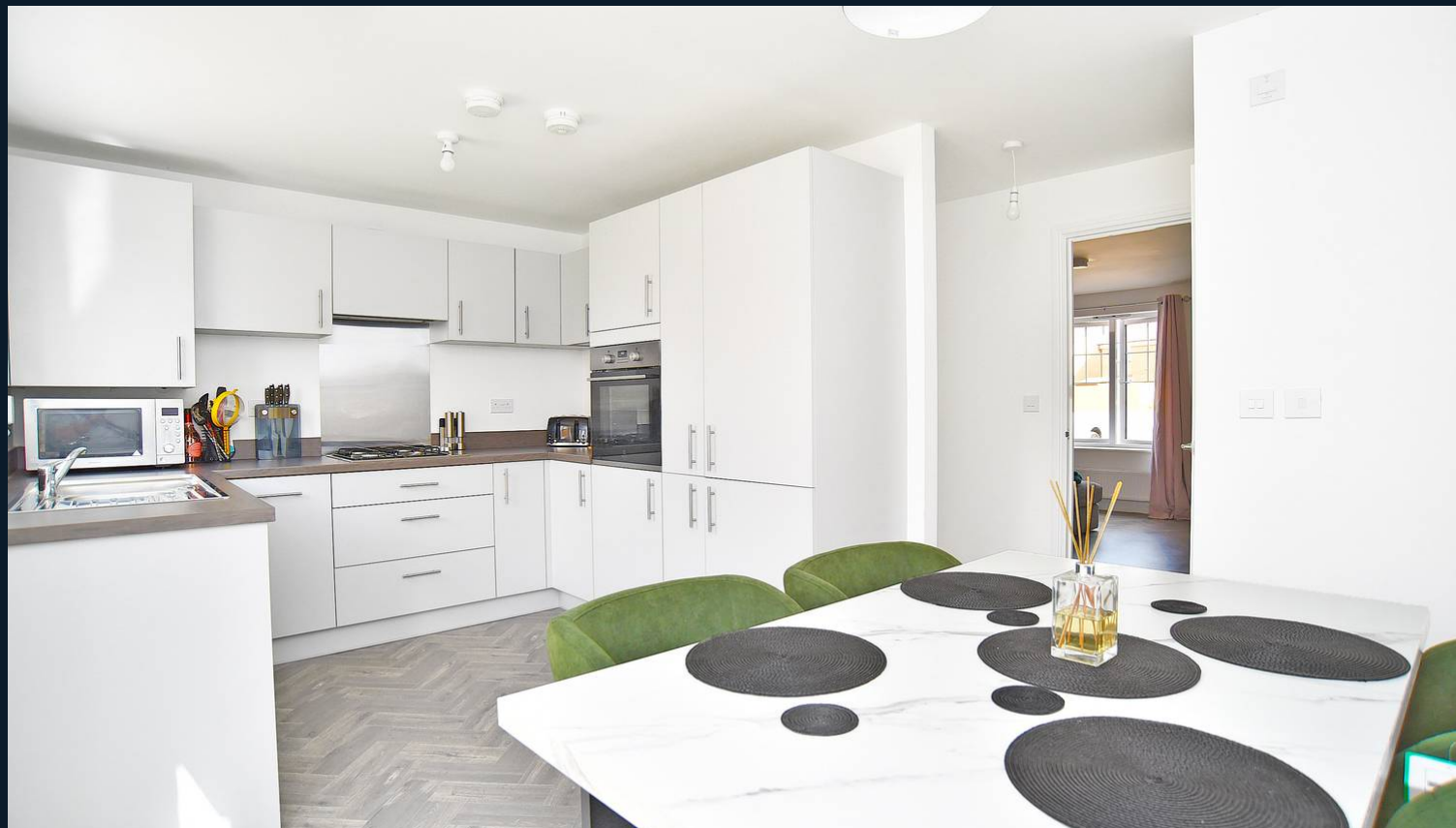


A beautifully presented three-bedroom semi-detached family home forming part of this popular modern development on the edge of Knaresborough. The property offers stylish contemporary accommodation together with a generous rear garden, driveway parking for two vehicles and the added benefit of solar panels and the remainder of a 10-year builder's warranty. The property occupies a convenient position close to Knaresborough's excellent range of amenities, schools and transport links, whilst also enjoying easy access to beautiful surrounding countryside. Built to a modern specification, the house is ideal for first-time buyers, professional couples and growing families alike.

OUTSIDE A driveway to the front of the property provides off-road parking for two vehicles. To the rear there is a generous, enclosed garden comprising lawned areas and a paved patio, providing an excellent outdoor sitting and entertaining space.

AGENT'S NOTE The property is freehold. An estate management charge will become payable upon completion of the development. The property benefits from solar panels and the remainder of a 10-year builder's warranty.

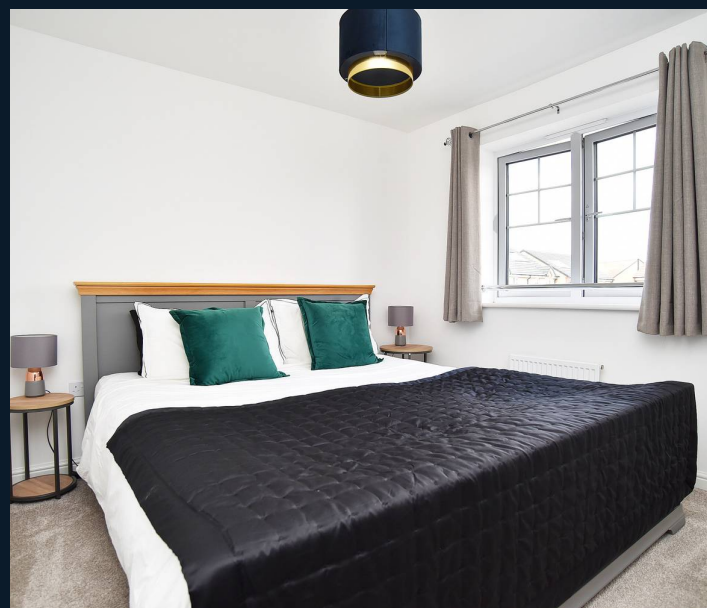
Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: B

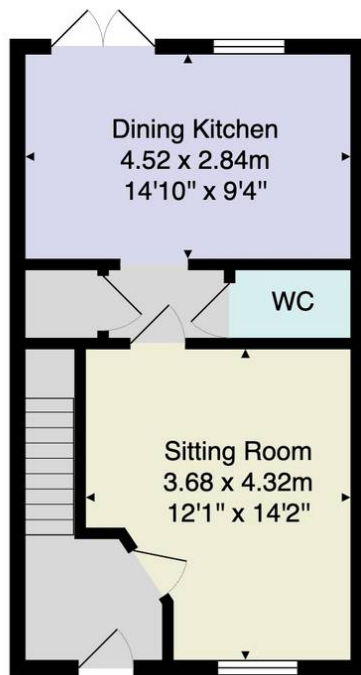


GROUND FLOOR A welcoming entrance hall provides access to the principal accommodation. The sitting room is a spacious reception room with a pleasant outlook to the front. To the rear of the property is a superb dining kitchen with ample space for a dining table and glazed doors opening directly onto the rear garden.

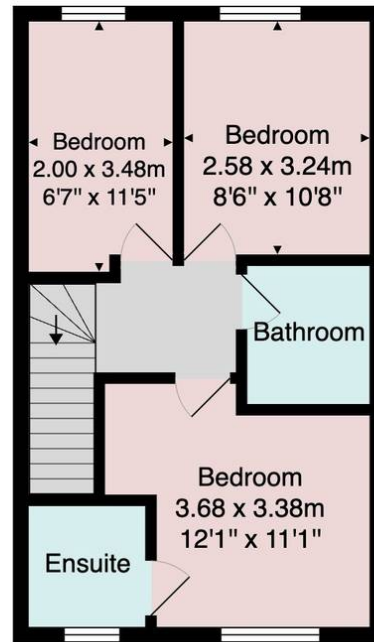
The kitchen is fitted with a stylish range of contemporary wall and base units and integrated appliances including a gas hob, oven, fridge freezer, dishwasher and washing machine. There is also a useful downstairs cloakroom fitted with a WC and washbasin.

FIRST FLOOR On the first floor there are three good-sized bedrooms. The principal bedroom benefits from a modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom fitted with a WC, washbasin and bath.





Ground Floor



First Floor

Total Area: 78.0 m² ... 839 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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