



## High Street, Knaresborough, HG5 0HL

- Located on High Street in the picturesque town of Knaresborough
- Welcoming entrance porch with a beautiful stained glass door
- Two spacious double bedrooms with room for personalisation
- Residents parking permits available via the council
- Early viewing highly recommended
- Charming property combining character features with modern living
- Exposed wooden beams enhancing character and warmth
- Separate utility room offering additional storage and laundry space
- Ideal home for those seeking charm, comfort, and a peaceful lifestyle
- Council Tax Band B

**Offers Over £240,000**



# High Street, Knaresborough, HG5 0HL

## DESCRIPTION

Situated in the charming town of Knaresborough, this delightful Grade II listed house on High Street offers a perfect blend of character and modern living. As you step through the welcoming porch, you are greeted by an inviting open plan lounge and kitchen area, ideal for both relaxation and entertaining. The space is enhanced by beautiful stained glass door and traditional wooden beams, which add a touch of elegance and warmth to the home.

This property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. The well-appointed house bathroom ensures convenience for all residents. Additionally, a utility room offers practical storage and laundry solutions, making daily life that much easier. Regarding parking, there are residents parking permits available via the council (at an additional cost).

With its unique features and prime location, Knaresborough is known for its picturesque scenery and vibrant community, making it an excellent choice for those seeking a peaceful yet engaging lifestyle. This property is a wonderful opportunity for anyone looking to settle in a charming area with character and comfort.

EPC

Energy rating D

This property produces 5.6 tonnes of CO<sub>2</sub>

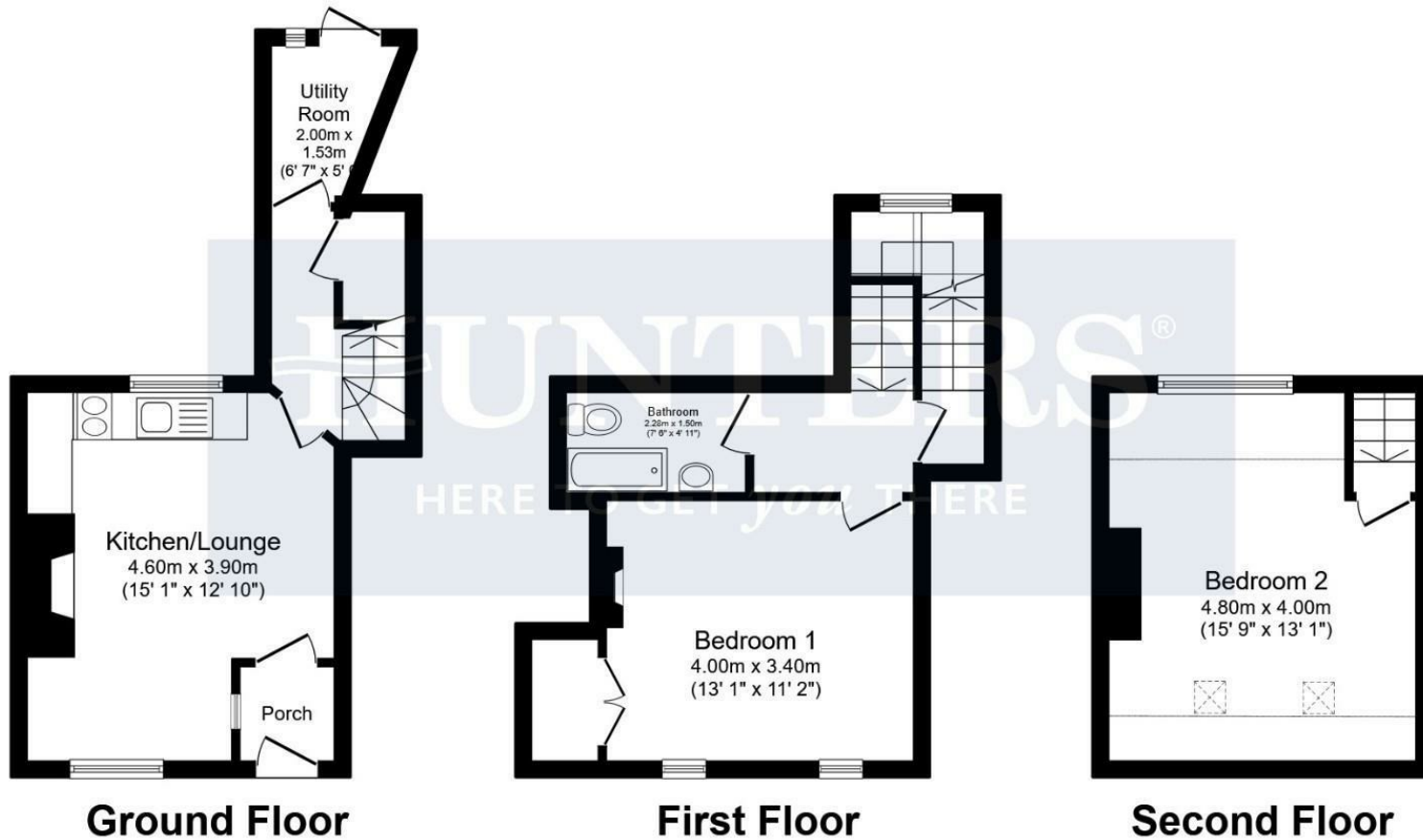
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

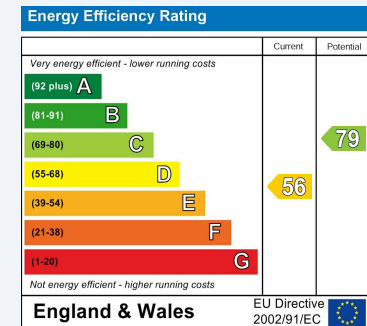






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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