



## Aspin Drive, Knaresborough, HG5 8HQ

- Three-bedroom semi-detached home in a sought-after location
- Excellent opportunity to modernise and put your own stamp on it
- Beautifully maintained rear garden
- Within catchment for highly regarded local schools
- Well looked after and ready to move straight into
- Spacious layout with well-proportioned rooms
- Off-road parking providing convenience and practicality
- Council Tax Band C

**Asking Price £300,000**





# Aspin Drive, Knaresborough, HG5 8HQ

## DESCRIPTION

A fantastic opportunity to purchase a 3-bedroom semi-detached home in one of Knaresborough's most desirable locations, perfectly placed for highly regarded schools and all the amenities the town has to offer. Aspin Drive has long been one of the most popular addresses in the area and homes here rarely stay on the market for long.

The property itself has been extremely well looked after and is ready to move into straight away, offering a comfortable home from day one. At the same time, it presents a real chance for the next owner to modernise to their own taste and put their own stamp on it, making it an exciting prospect for buyers who want to personalise and add value over time.

Inside, the layout works well for family living, with well-proportioned rooms and plenty of natural light. Outside, the home is complemented by beautiful gardens to both the front and rear, offering plenty of outdoor space. Off-road parking is also provided, a real bonus in this location.

This is a property that strikes the perfect balance – well cared for and ready to move into, yet with excellent potential to update and improve. With its fantastic position, generous plot, and scope for modernisation, this is a home not to be missed.

### EPC

Energy rating D

This property produces 3.7 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C



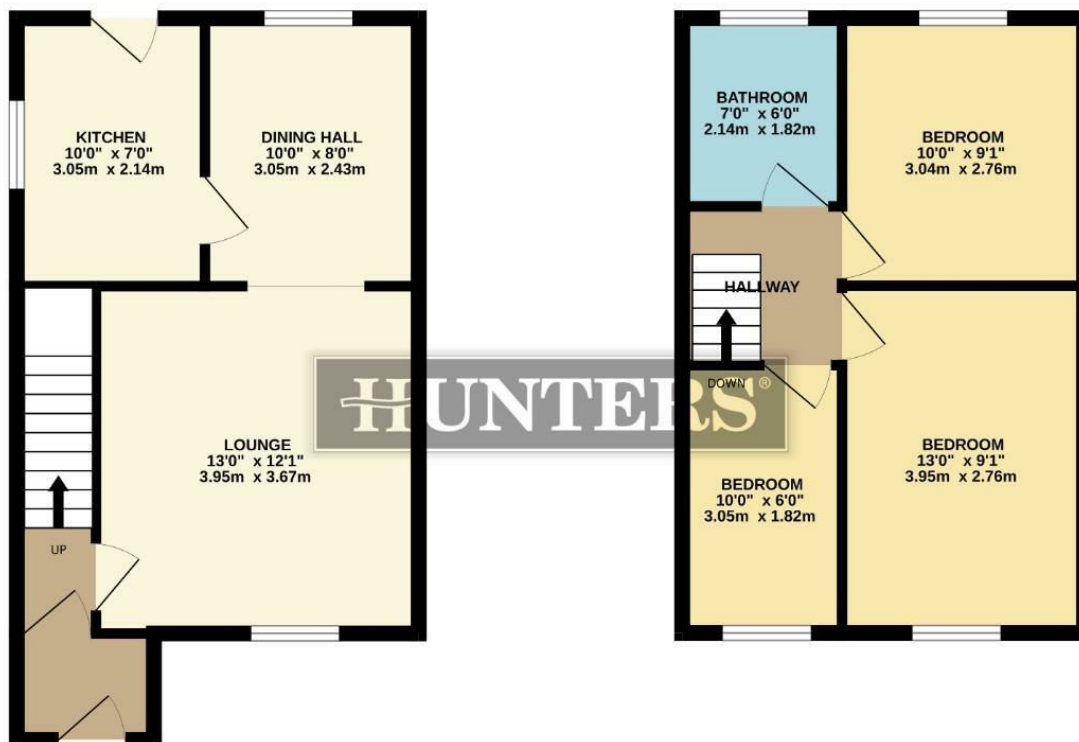






GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### Viewings

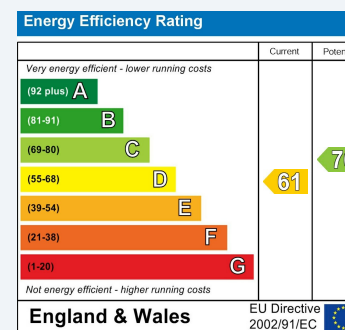
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.