



Third Avenue, Shaws Traylor Park, Knaresborough Road,

- Located on Shaws Traylor Park on Knaresborough Road
- Two thoughtfully designed bedrooms
- Conveniently situated near local shops and amenities
- Early viewing highly recommended
- Well-appointed kitchen with space for a dining table
- Low-maintenance property ideal for easy living
- Excellent public transport links to Harrogate and surrounding areas
- Council Tax Band A

Guide Price £60,000



Third Avenue, Shaws Traylor Park, Knaresborough Road, Harrogate, HG2 7NQ

DESCRIPTION

Located on Shaws Traylor Park on Knaresborough Road, this two-bedroom park home features a welcoming reception room that serves as an ideal space for relaxation and entertaining guests. The well-appointed kitchen provides ample room for a dining table, making it a lovely spot for family meals or gatherings with friends.

The two bedrooms are thoughtfully designed, providing a peaceful retreat for rest and relaxation. The bathroom is functional and well-maintained, catering to all your daily needs.

One of the standout features of this park home is its prime location. Situated near local amenities, residents will find shops, cafes, and essential services just a short distance away. Additionally, excellent public transport links ensure easy access to Harrogate and beyond, making this property an ideal choice for those who value both tranquillity and connectivity.

This park home is perfect for individuals or couples seeking a low-maintenance lifestyle in a friendly community. With its inviting atmosphere and convenient location, this property is a wonderful opportunity for anyone looking to settle in the picturesque area of Harrogate.

EPC

Exempt because it is a park home

Material Information - Harrogate

Tenure Type: at the discretion of the park

Annual site fees: £2800.00 approx

Council Tax Banding: A





7A, Third Avenue, Shaws Traylor Park, Harrogate, Knaresborough Road, HG2 7NQ, GB



Total floor area: 44.2 sq.m. (476 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Viewings

Please contact 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	

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.



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