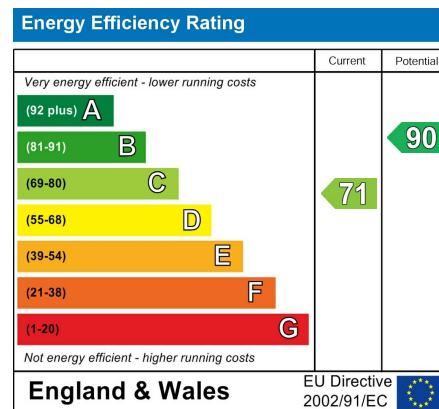


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Knaresborough Road and passing Mother Shiptons, continue up the hill passing The Knaresborough Inn on your left and immediately after the Zebra crossing turn right into Church Lane where the property is easily found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band C Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

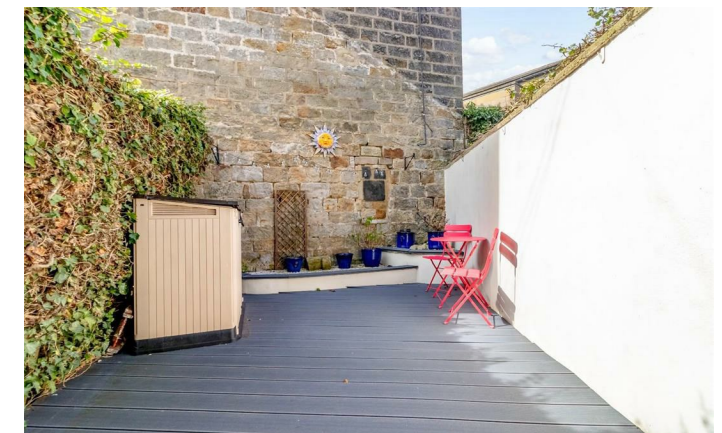


£315,000

8 Church Lane, Knaresborough, HG5 9AR

3 Bedroom House

A beautifully presented three bedroomed characterful terraced cottage which offers well appointed living accommodation throughout split over three floors with the further potential in the loft space and benefitting from a superb location in the heart of the ever popular market town of Knaresborough.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

Dating back 250 years the property has character period features throughout and includes gas fired central heating and double glazing. The living accommodation comprises, spacious lounge with solid wood flooring, feature fireplace and bay window to the front. Fitted kitchen with Belfast sink, electric hob, single oven and integrated dishwasher and washing machine.

On the first floor the landing leads to a great sized double bedroom and modern house bathroom with shower over the bath, w/c, hand basin a centrally heated towel rail and a useful storage cupboard which also houses the boiler. On the second floor the landing leads to the Master bedroom with fitted wardrobes including a built in dressing table and drawers and a good sized third bedroom again with built in wardrobes. There is further potential for converting the loft space, subject to planning and current building regulations.

Outside

Outside to the rear of the property is a fully enclosed courtyard with a patio seating area with a door leading out to it from the kitchen creates a pleasant entertaining area.

Parking space application to St Mary's Catholic Church, 25 Bond End, Knaresborough HG5 9AW. Approx cost is £25.00 pcm.

Surrounding Area

The beautiful market town of Knaresborough offers a wide range of amenities range of shops, market days, restaurants, bars, pubs, Primary Schools, Secondary School, Castle remains and gardens, stunning walks along the river Nidd additionally walks in the countryside and Nidd Gorge on your doorstep.

