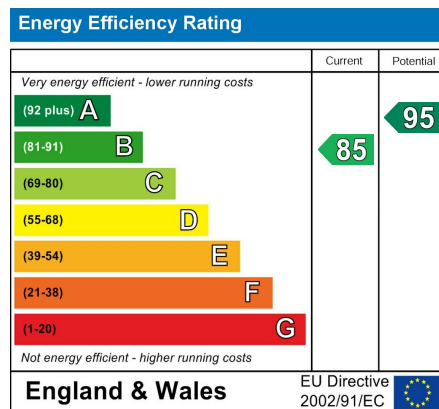


Floor Plan



Energy Performance Certificate



Directions

From the High Street proceed out of Knaresborough on York Road. Continue through the lights and at the second roundabout take the first exit onto Brimstone Drive and follow the road to the end where it bends round to the right turning into Blackbird Avenue where the property is easily found on your right hand side.

Council Tax Band 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.



Offers Over £350,000

31 Blackbird Avenue, Knaresborough, HG5 0GH

3 Bedroom House - Semi-Detached

A beautifully presented three bed roomed semi detached home offering spacious and well planned living accommodation split over three floors with a south facing garden and benefitting from a great location on the outskirts 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

With gas fired central heating and double glazing the living accommodation comprises; entrance hall with storage cupboard, open plan dining kitchen with quartz worktops, integrated fridge, freezer, dishwasher and washing machine, dining area and a useful understairs storage area, downstairs w/c and a spacious lounge with bespoke joinery media wall creating a lovely feature of the room and with double doors leading out into the south facing patio and garden.

On the first floor the landing leads to a great sized second bedroom with bespoke fitted wardrobes and a storage cupboard, a good sized third bedroom and a modern house bathroom with upgraded tiles, shower over bath, w/c, hand basin and centrally heated towel rail. On the second floor is the amazing master suite with bespoke fitted wardrobes and an ensuite shower room with walk in shower, w/c and hand basin.

Outside

Outside to the front of the property is the driveway which offers off street parking for multiple vehicles and has an EV charging point and leads to the single garage which has power and lighting. To the rear is a fully enclosed south facing garden with patio area creating a pleasant seating area and a good sized lawn.

Surrounding Area

Benefitting from a great location on the outskirts of Knaresborough you are within easy reach of the High Street, Market Square, Castle and riverside walks and there are also a wide range of amenities, shops, a library, restaurants, bars, butchers, greengrocers, bakery, primary schools, secondary school and great transport links with the train station on the York, Harrogate and Leeds line and a regular bus service to Harrogate's town centre. There is also easy commuter access to the Harrogate by-pass and A1M.

