



Station Road, , Goldsborough, HG5 8NT

- Detached family home located in Goldsborough
- Four generously sized double bedrooms with built-in wardrobes
- Garage equipped with an electric vehicle charge point
- Easy access to York, M1 and Harrogate
- Early viewing highly recommended
- Sought-after village location with a pub and well regarded primary school
- South-facing rear garden perfect for outdoor activities and relaxation
- Driveway parking for multiple cars
- Two generously sized reception rooms
- Council Tax Band F



Offers Over £630,000

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DESCRIPTION

Located on Station Road in the charming village of Goldsborough, this delightful detached family home offers a perfect blend of comfort and modern living. With two spacious reception rooms, including a lounge with an electric fire that provides an extra heat facility, this property provides ample space for both relaxation and entertaining. The fitted open-plan kitchen is a true highlight, seamlessly connecting to the dining area, making it ideal for family gatherings and social occasions.

This home boasts four generously sized double bedrooms, each equipped with built-in wardrobes, ensuring plenty of storage space. The two well-appointed bathrooms cater to the needs of a busy family, providing convenience and privacy.

Outside, the south-facing rear garden is a wonderful retreat, perfect for enjoying sunny days and hosting outdoor activities. The property also features an electric-operated garage, adding convenience and modern functionality, along with additional parking. Most notably, the home offers stunning open views towards Allerton Castle and the Hambleton Hills.

Situated in a sought-after location, this home is not only a peaceful haven but also offers easy access to local amenities and transport links. This property is an excellent opportunity for families seeking a spacious and well-equipped home in a desirable area. Don't miss the chance to make this lovely house your new family residence.

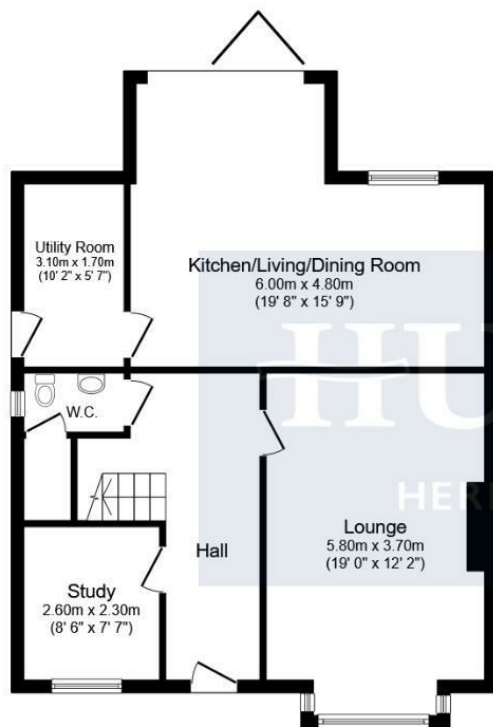


EPC
Energy rating C
This property produces 2.4 tonnes of CO2

Material Information - Harrogate
Tenure Type: Freehold
Council Tax Banding: F

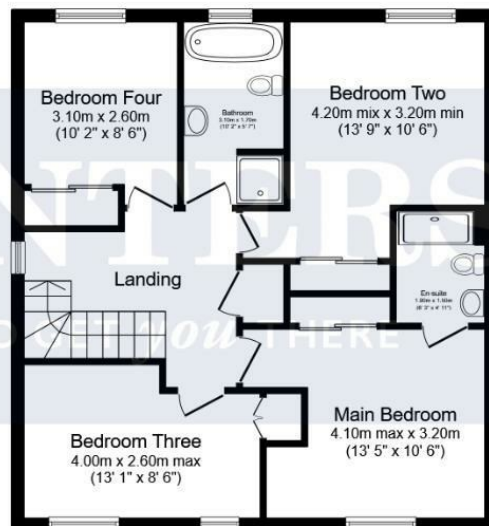


Pasture View, Station road, Knaresborough, Goldsborough, HG5 8NT, GB



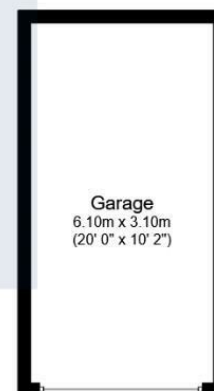
Ground Floor

Floor area 72.2 sq.m. (777 sq.ft.)



First Floor

Floor area 65.5 sq.m. (705 sq.ft.)



Garage

Floor area 18.9 sq.m. (204 sq.ft.)

Total floor area: 156.6 sq.m. (1,686 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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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		76	85
		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.

