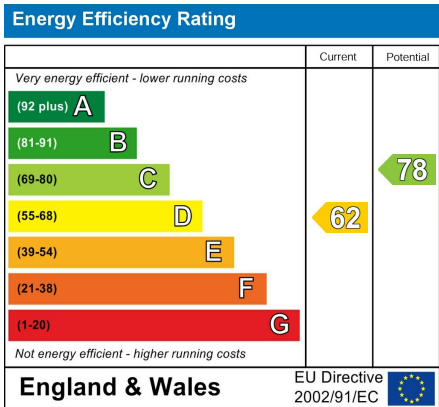


Floor Plan



Energy Performance Certificate



Directions

Proceed on Harrogate bypass from the Kestrel continue passed St. James' Retail Park. At the next roundabout take the third exit towards Goldsborough and continue along this round until you enter the village. follow the road round to the right and turn right onto Midgeley Lane and follow the road round to the right where Avenue House Court is found on your right hand side.

Council Tax Band D 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 £300,000

5 Avenue House Court, Goldsborough, Knaresborough, HG5 8PR 2 Bedroom House

A beautifully presented two bedroomed house offering well proportioned living accommodation throughout and benefitting from countryside views and being located in the ever popular village of Goldsborough. NO ONWARD CHAIN.



HOPKINSONS
E S T A T E A G E N T S

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

Description

With electric heating and UPVC double glazing the living accommodation comprises; entrance porch, lounge with wood burning stove and double doors leading out into the garden, modern fitted kitchen with solid wooden worktops, Belfast sink, electric Rangemaster cooker, integrated fridge, freezer and dishwasher, separate utility room with plumbing for a washing machine and offers useful storage.

On the first floor the landing leads to the Master bedroom with fitted wardrobes and an ensuite shower room with walk in shower, w/c and hand basin. There is a second double bedroom again with built in wardrobes and a modern house bathroom with shower over the bath, w/c and hand basin.

Outside there is a great sized lawn and south facing patio with lovely countryside views. There is also a single garage with a parking space in front of it offering off street parking.

Goldsborough is a fantastic village on the outskirts of Knaresborough with a very good Primary School, Church and Pub and also close to the A1M for a great commuter links. The market town of Knaresborough itself also has a wide range of amenities and transport links via bus to Harrogate and a rail link to Harrogate, Leeds and York.

