



## 36 Manor Drive, Knaresborough

£365,000 Guide Price



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A well-presented and spacious three-bedroom, two-reception room detached bungalow with carport, garage and attractive garden in this quiet position within Knaresborough. The property provides good-sized accommodation with a spacious sitting room, newly fitted kitchen, plus a second reception room. There are also three bedrooms and a bathroom. A drive provides off-road parking and leads to a carport and garage. There are attractive gardens surrounding the property and an extended patio sitting area.

This superb property is located within easy walking distance of the town centre, a short walking distance from railway and bus services, primary and secondary schools and a short drive to excellent road networks leading to both the north and south via the A1(M).

A internal viewing is strongly recommended to appreciate the overall size of this beautiful home.

#### OUTSIDE

A long resin driveway provides off-road parking to the front and leads to a carport and garage. A particular feature of the bungalow are the attractive and private rear gardens incorporating an extended paved sitting area, shaped lawn and planted borders.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



#### ENTRANCE HALL

Hall with door and windows to front. Fitted cupboard.

#### SITTING ROOM

A spacious reception room with bay window to front. Attractive electric fireplace.

#### RECEPTION / DINING ROOM

A further reception room with window to side. Fitted cupboard.

#### KITCHEN

Recently appointed kitchen with wall and base units and built-in appliances. Exterior door to side.

#### BEDROOM 1

A good size bedroom with window to the rear.

#### BEDROOM 2

A further bedroom / or sitting room with glazed sliding doors leading to the garden.

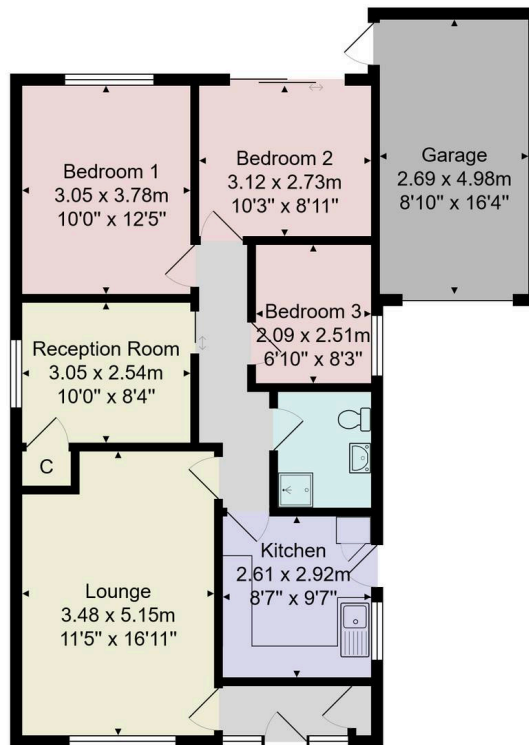
#### BEDROOM 3

A further bedroom with window to side.

#### BATHROOM

A white suite with WC, washbasin set within a vanity unit, and shower. Window to side.





Total Area: 75.2 m<sup>2</sup> ... 810 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

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