



8 The Chase, Knaresborough, North Yorkshire, HG5 0SY

A beautifully appointed and extended three bedroom detached family home with pleasant open aspect to the front, private rear garden, off street parking and garage situated within a cul-de-sac position in this highly sought after residential location.

35a High Street, Knaresborough, HG5 0ET

Tel: 01423 864126

Email: knaresborough@dacres.co.uk



8 The Chase, Knaresborough, North Yorkshire, HG5 0SY

Harrogate 4 miles, York 18 miles, Leeds 17 miles (all distances approximate)

Guide Price: £435,000

- Sought after and convenient residential location
- Beautifully appointed and extended accommodation
- Three double bedrooms and two modern bath / shower rooms
- Two reception rooms
- Superb extended living kitchen
- Off street parking for 3 cars and garage
- Private enclosed rear garden



General remarks

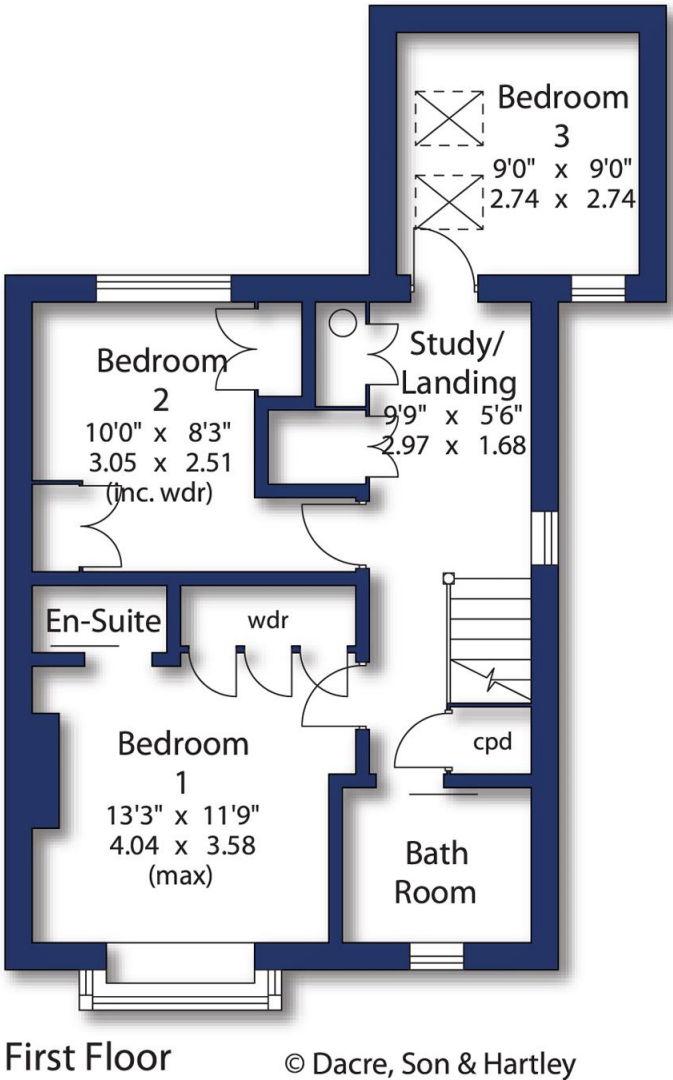
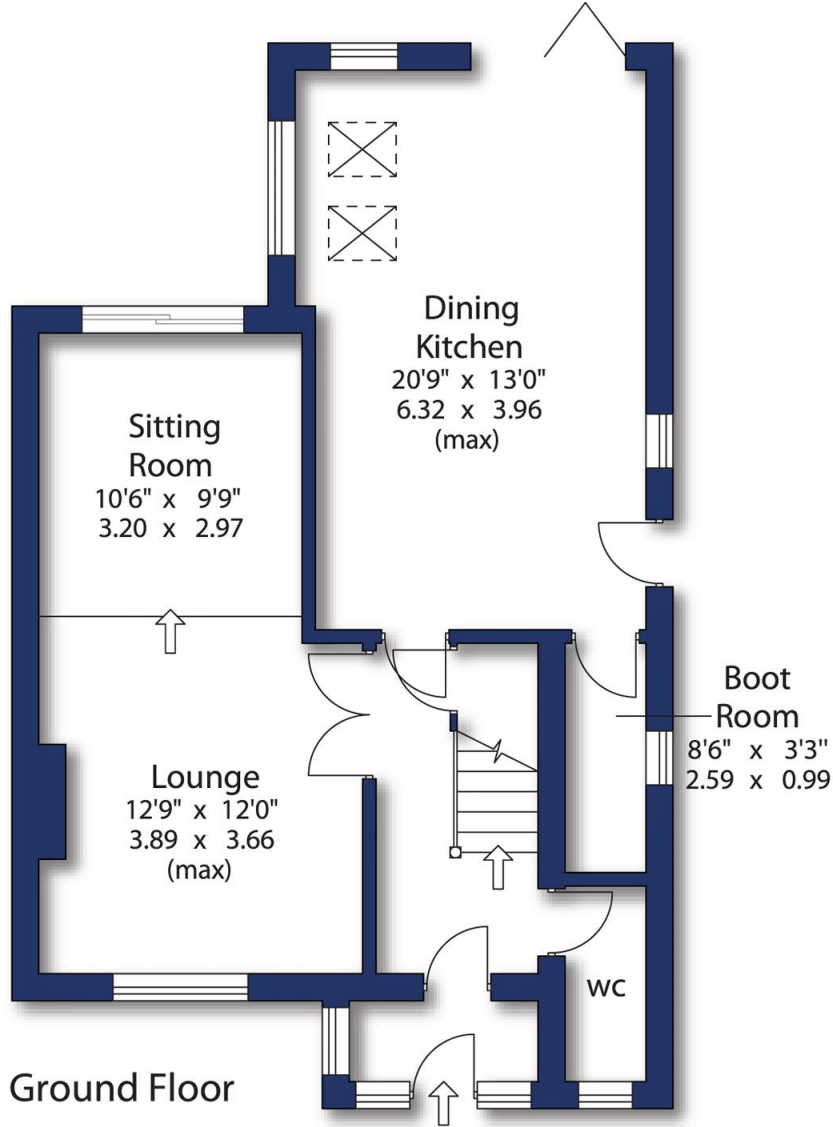
With gas central heating and uPVC double glazing (except for the patio door from the sitting room) the property briefly comprises; entrance porch leading into the reception hall with understairs storage cupboard and guest cloakroom. The lounge enjoys an attractive open aspect to the front and opens out to the sitting room which has a sliding patio door onto the private enclosed rear garden. There is a superb extended living kitchen which comprises a range of matching wall and base units with granite working surfaces and splashbacks over, with matching central island unit. There is an oven and space for appliances. There is a panel and glazed door to the side and useful boot room. The dining / sitting area has bi-folding doors onto the private garden.

A staircase leads to a spacious first floor study landing with deep walk-in cupboard, airing cupboard and further cupboard over the stairs. The principal bedroom has built-in wardrobes and a pleasant open aspect to the front and there is a modern en-suite shower room. There are two further double bedrooms, one having built-in wardrobes, and a contemporary house bathroom which comprises a matching white three piece bath suite with shower over the bath.

Outside a driveway provides off street parking for 3 cars and leads to a single garage with electric light and power installed, and side access. To the front of the property is an open plan landscaped garden with shaped lawn and flower bed borders with gravelled areas and a further feature is the enclosed rear garden which will be ideal for those entertaining and for those with family requirements. There are separate seating areas and a small lawn.

The property is situated within a small cul-de-sac in this highly sought after residential location. Knaresborough has excellent shopping, recreational and schooling facilities along with a railway station with mainline links. The southern bypass is also convenient and offers access to the principal commercial centres of North and West Yorkshire including Leeds, Bradford, Harrogate and York. The A1(M) lies to the east of the town making areas more accessible further afield.

Floorplans



 **Mortgage Advice Bureau**
01274 515 763

 **Dacres Surveys**
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

EPC TO ADD





Directions

Proceed out of Knaresborough on the A59 towards York, turn left into The Chase and first right where the property can be seen on the left hand side clearly marked by our For Sale board.

What3Words scrap.paused.september

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Off street parking and single garage
- The original property is timber framed and the land up to York Road is also owned by the property.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: KNA250204

Contact us



01423 864126



knaresborough@dacres.co.uk