



Guide Price £239,950

- Highly sought after and convenient location
- Now requiring modernisation
- Three bedrooms and house bathroom
- Bay fronted lounge
- Dining kitchen
- Off street parking for two cars
- Enclosed rear garden

14 Whincup Grove, Knaresborough, North Yorkshire, HG5 0JL

A three bedroom semi-detached family home with off street parking and attractive rear garden, situated within this highly regarded and convenient near town centre location.

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

General remarks

With gas central heating and uPVC double glazing the property briefly comprises reception hall with staircase to

the first floor. There is a bay fronted lounge with cupboard to one side of the chimney breast. Beyond is a dining kitchen which comprises a range of wall and base units with working surfaces and tiled splashbacks over. There is an oven, four ring electric hob with filter hood over and space for appliances. There is a window and panel and glazed door to the rear garden. There is a ground floor bathroom which comprises a matching white three piece bath suite with shower over the bath.

To the first floor there are two double bedrooms and a third single bedroom.

Outside to the front of the property there is off street

parking for two cars and a side access leads round to the rear of the property which is laid predominantly to lawn. The garden will undoubtedly appeal to both those entertaining and for those with family requirements.

The property is situated toward the head of a cul-de-sac within this highly sought after and convenient residential location, ideal for Knaresborough's town centre facilities, where there are shops for all daily needs, schools for all age groups and transport services including a railway station with mainline links. The southern bypass is convenient and the A1(M) provides comfortable daily access to the commercial centres of North and West Yorkshire.

Directions

From our office proceed up the High Street turning left at the traffic lights into Park Row. Follow the road around to the left hand side and turn left into Whincup Avenue, follow the road around to the left and left again where the property can be found at the head of the cul-de-sac on the left hand side clearly marked by our For Sale board.

what3words pines.nightfall.centuries

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler.
- Off street parking for two cars.

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 £34.20 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.

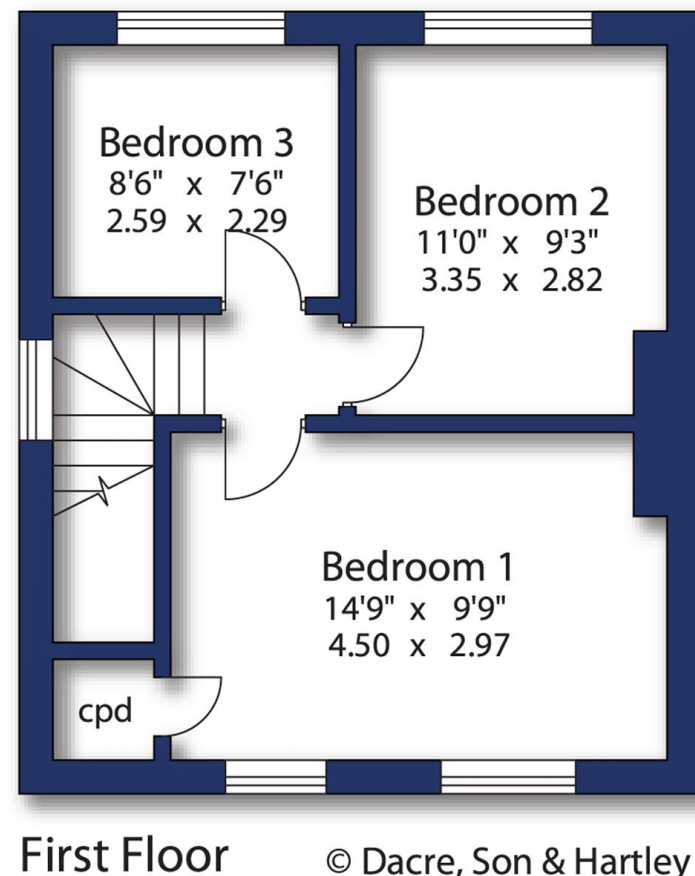
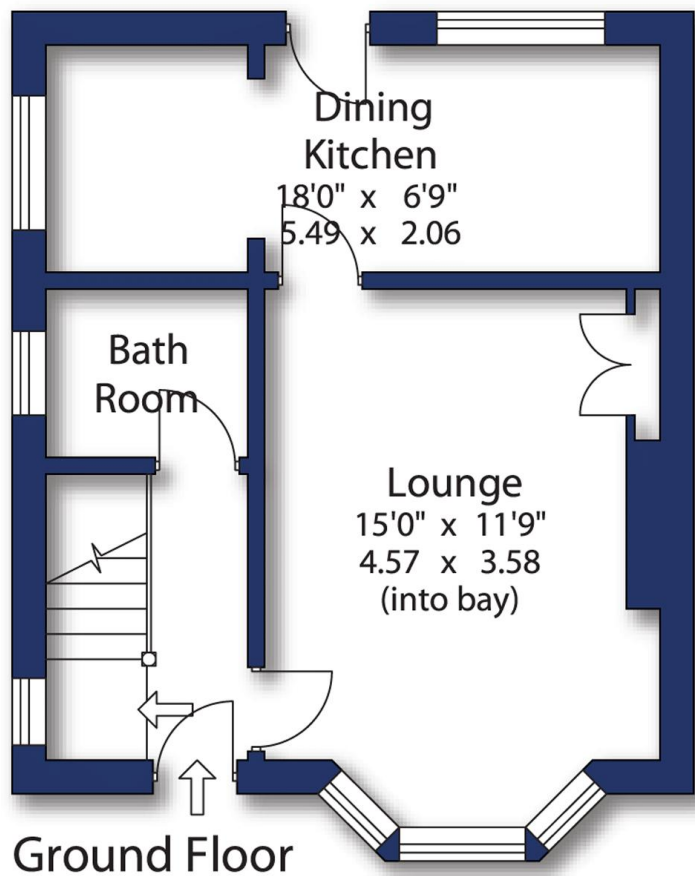
Referral fees

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.

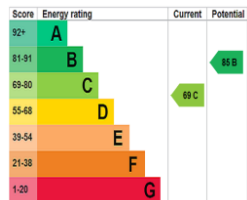
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Floorplans



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