



19 Stockwell Place, Knaresborough, North Yorkshire, HG5 0LJ

A spacious four-bedroom terrace property now requiring comprehensive modernisation enjoying large rear gardens situated within this popular and convenient residential location.

Guide Price £189,950

- Spacious accommodation
- Four bedrooms and two bath/shower rooms
- Large gardens offering potential to extend (subject to consents)
- Well-proportioned lounge
- Kitchen
- Requires comprehensive modernisation

35a High Street, Knaresborough, North Yorkshire,
HG5 0ET

Tel: 01423 864126

Email: knaresborough@dacres.co.uk

dacres.co.uk   



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

General remarks

A spacious four-bedroom mid terraced property situated in a cul-de-sac position within this convenient and sought after residential location.

The property is now in need of full modernisation but offers a potential buyer an excellent opportunity to be able to put their own stamp on the property.

The reception hall has a staircase that leads to the first floor and there is a spacious lounge with aspect to the front. A rear hall has an access door onto the garden and there is a kitchen with window enjoying a pleasant aspect over the rear garden.

The ground floor bathroom comprises a matching white three piece bath suite and useful storage cupboard.

To the first floor, there are four bedrooms and a WC with hand basin.

To the front of the property there is a garden and path leading to the rear garden. A further feature of the property is the large rear garden with enclosed boundaries and with some upgrading and attention on the garden, this could provide an ideal area for those entertaining and for those with family requirements.

The property is situated within this popular residential location, well placed for those who may require access into the town centre where there are excellent shopping recreational and schooling facilities. There is also a railway station with main line links. The A1/M lies to the east of the town making areas for the commuter more accessible further afield.

Directions

From our office proceed down the High Street turning right at the traffic lights onto Boroughbridge Road. Turn right onto Stockwell Road and first left onto Stockwell Grove. Continue down turning left into Stockwell Place where the property will be seen on your left-hand side clearly marked by our For Sale board.

what3words frosted.screamed.warned

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services installed.
- On-street parking

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

When an offer is accepted, subject to contract, please note that a period of exclusivity is NOT being granted and that our client reserves the right to consider and accept any other offers at any time prior to exchange of contracts. 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.

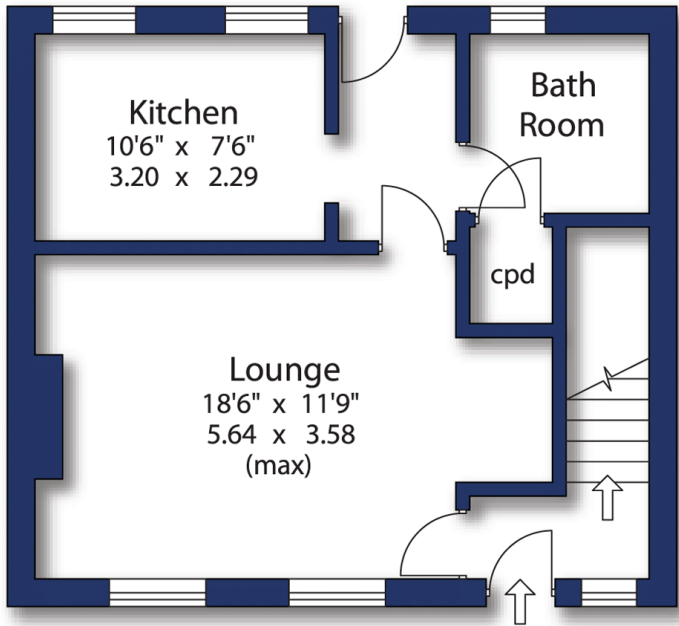
Referral fees

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.

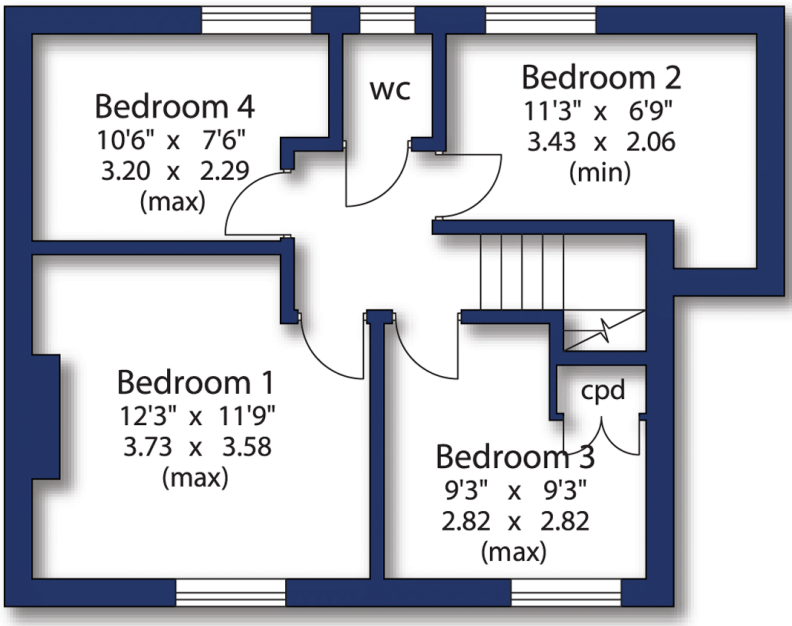
Dacres Ref: KNA260018



Floorplans

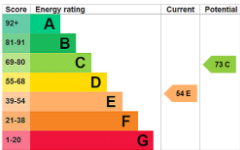


Ground Floor



First Floor

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Contact us

01423 864126

knaresborough@dacres.co.uk