



Pond View Cottage, 5 Forest Moor Road, Knaresborough, HG5 8LU

A charming stone-built period cottage enjoying a private semi-rural position set within generous gardens adjoining woodland and offering potential to extend, subject to any necessary consents. It is conveniently located between Harrogate & Knaresborough.



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Harrogate 2.5 miles, Knaresborough 1.6 miles, Leeds 17 miles (all distances approximate)

Guide Price: £400,000

- Period cottage set within generous gardens
- Semi-rural position between Harrogate & Knaresborough
- Considerable scope to extend and improve, subject to PP
- Convenient location for road and rail access



General remarks

THE PROPERTY

Pond View Cottage is a charming stone-built period cottage enjoying a private semi rural position adjoining woodland and a pond. The accommodation offers considerable privacy and overlooks its private garden. Although it is currently 2 bedrooms, we believe that it offers potential to enlarge and extend subject to any necessary consents and permissions.

The accommodation is approached through an entrance porch that opens to the hallway which has a cloakroom/utility room off. There is a large living room comprising of a sitting area and dining area and doors open to the west facing conservatory which in turn overlook the gardens. There is a kitchen with a scullery off and the second bedroom is across the hall. To the first floor, there is the principal bedroom and a large bathroom.

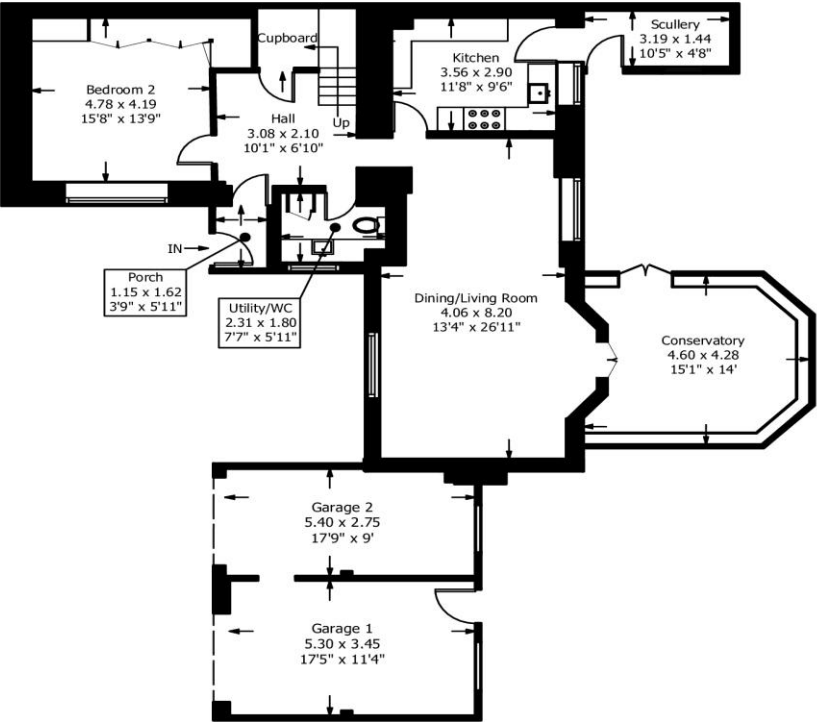
OUTSIDE

The property is approached down a shared private gravelled drive which leads to private parking belonging to the cottage and two garages. To the rear, there is a west facing garden which has a large terrace leading to the lawned garden beyond.

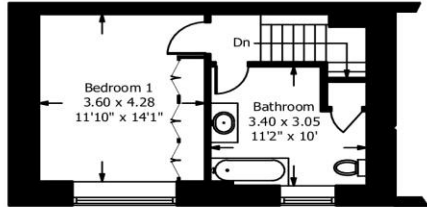
LOCATION

Pond View Cottage is located off Forest Moor Road which lies between Harrogate and Knaresborough. There is a wide range of amenities nearby including a variety of shops, schools and many other facilities. For the commuter, there is good road and rail access nearby with stations in Starbeck, Harrogate and Knaresborough and access to the A1(M).

Ground Floor



First Floor



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Approximate Internal Gross Area
Ground Floor = 114.3 sq m / 1230 sq ft
First Floor = 30.3 sq m / 326 sq ft
Garage = 33.7 sq m / 363 sq ft
Total = 178.3 sq m / 1919 sq ft

Illustration for identification purposes only.
Measurements are approximate

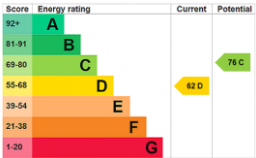
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Advice Bureau**

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 **Dacres Surveys**

Call for a quote
01943 885 400

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Contact us



01423 860322



sales@listerhaigh.co.uk

Directions

DIRECTIONS

Postcode: HG5 8LU

What3words: /// tell.email.descended

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains water, gas, electric and drainage
- Garages and private 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

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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