



Guide Price £275,000

- Popular and convenient residential location
- Large plot offering excellent potential for further extension (subject to the usual consents)
- Two / three bedrooms and shower room
- Large lounge
- Breakfast kitchen
- Easily maintained private garden
- Off street parking and detached timber garage

4 Holly Court, Knaresborough, North Yorkshire, HG5 0DE

A two / three bedroom semi-detached family home situated on a large corner plot offering excellent potential for further extension (subject to all the necessary consents), with off street parking and timber garage, situated at the head of a small cul-de-sac within this popular and convenient residential location.

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4 Holly Court, Knaresborough, North Yorkshire, HG5 0DE

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

General remarks

An excellent opportunity to acquire a two / three bedroom semi-detached family home situated within this small cul-de-sac and offering excellent potential for further extension subject to all the necessary consents. With gas central heating and uPVC double glazing the property briefly comprises; a large extended entrance

hall which leads into the reception hall with staircase to the first floor. There is a large lounge enjoying a private aspect to the front. The breakfast kitchen comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is an oven with four ring gas hob and space for appliances and understairs storage cupboard. There is also a ground floor shower room.

To the first floor there is a large double bedroom enjoying a pleasant aspect to the front and built-in wardrobe. There is a second bedroom with built-in wardrobes and the third bedroom can be easily converted back and is currently being used as a first floor cloakroom.

Outside a brick paved driveway provides off street parking and leads to a detached timber garage (17'9 x 9'9) with electric light and power installed. The gardens have been designed for ease of maintenance and offer an excellent degree of privacy and will be ideal for both those entertaining and for those with family requirements.

The property is situated just a short distance from the excellent town centre shopping, recreational and schooling facilities offered in this popular market town which has a railway station with mainline links. It is also well-located for access to the southern bypass which leads to the A1(M) providing access to the principal commercial centres of North and West Yorkshire.

Directions

From our office proceed up the High Street and turn left at the traffic lights into Park Row. Follow the road round turning right into Stockwell Lane. Turn right into Holly Court where the property can be found at the head of the cul-de-sac clearly marked by our For Sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway and detached timber garage

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.

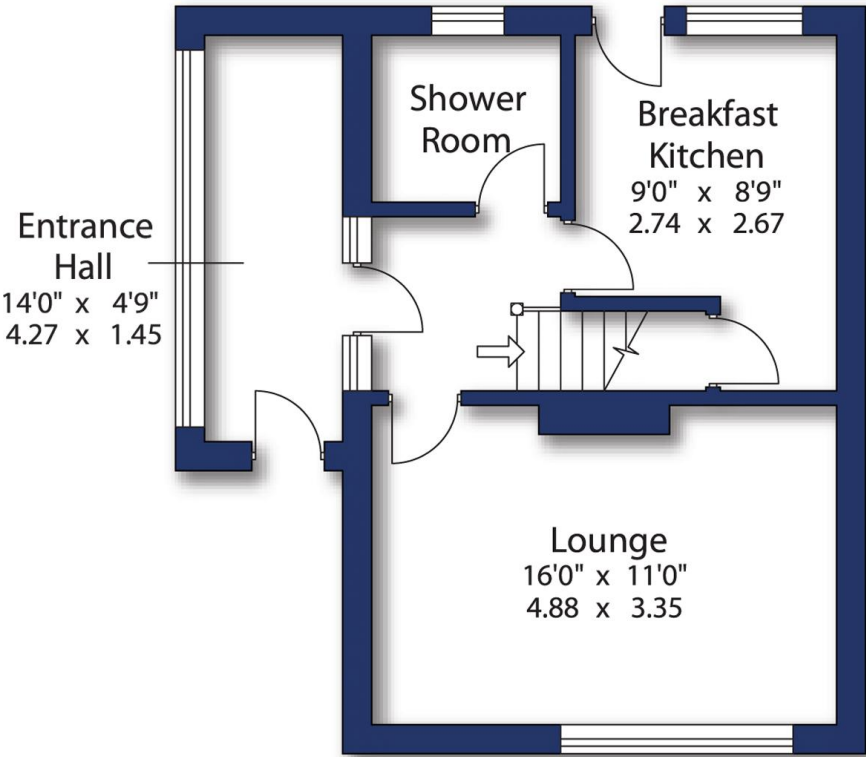
Referral fees

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.

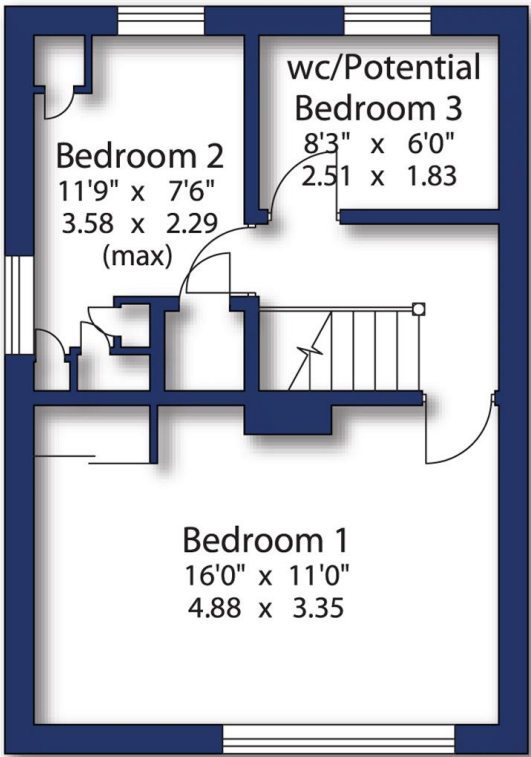
Dacres Ref: KNA260146



Floorplans

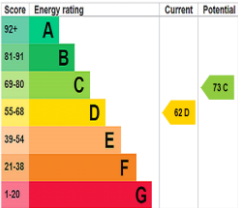


Ground Floor



First Floor

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