DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £265,000

- Well-presented accommodation throughout
- Lounge with log burning stove
- Re-fitted dining kitchen
- Three double bedrooms
- Contemporary house bathroom
- Attractive enclosed rear garden

43 Inman Grove, Knaresborough, HG5 0PJ

A well-appointed three bedroom semi-detached family home with enclosed rear garden, situated within this popular and convenient residential location.

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dacres.co.uk







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43 Inman Grove, Knaresborough, HG5 0PJ

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

General remarks

With gas central heating and predominantly uPVC double glazing, viewing is highly recommended and the property briefly comprises; reception hall with staircase to the first floor. There is an attractive lounge with log burning stove, built-in cupboards and shelving either side of the chimney breast. The dining kitchen has been refitted with a contemporary range of matching wall and base units with working surfaces and tile splashbacks over. There is an oven, a microwave oven, four ring induction hob with filter hood over and space for appliances. There is also a deep understairs storage cupboard.

To the first floor there is a linen cupboard, two double bedrooms, one having built-in wardrobes and a luxury refitted house bathroom with a free-standing bath and large walk-in shower. A staircase leads to the second floor where there is a further double bedroom with access to eaves storage.

Outside, to the front of the property there is a raised lawn and easily maintained fore garden bounded by privet hedging. A further feature of the property is the private rear garden which will no doubt appeal to both those entertaining and for those with family requirements. There is a terrace leading onto a lawned garden with further terrace beyond and timber garden shed. There is also an outbuilding.

The property is situated within this popular and convenient residential location. It is well-placed for those who may require access into the town centre where there is excellent shopping, recreational and schooling facilities including the highly regarded King James School. There is a railway station with mainline links and 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 onto Boroughbridge Road. Turn right into Hyde Park Road and first right into Inman Grove where the property can be found further along on the right hand side, clearly marked by our For Sale board.

what3words songs.timed.sandals

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating via a gas fired boiler
- 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

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

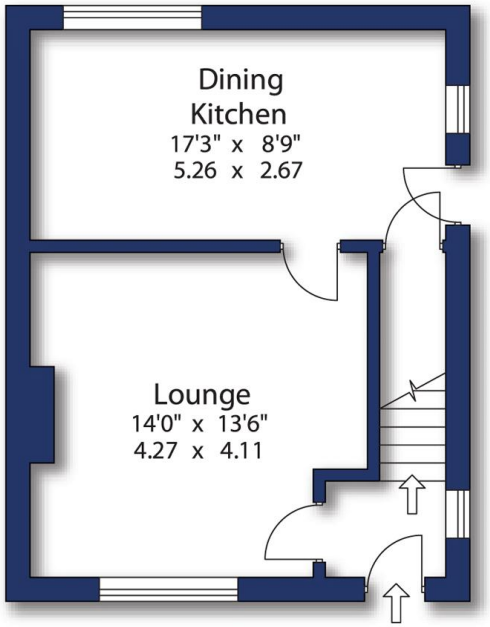
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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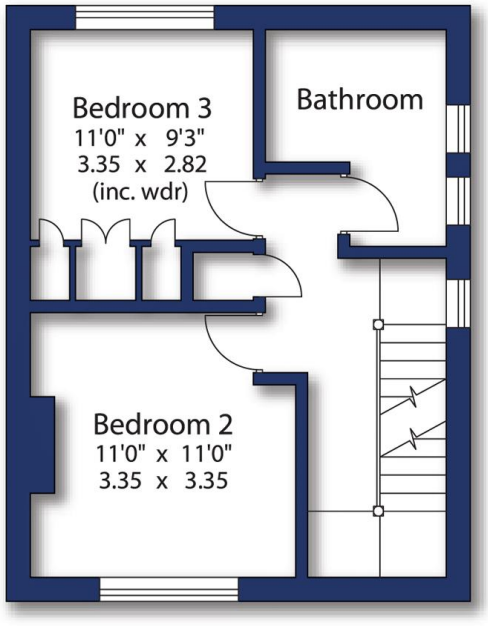




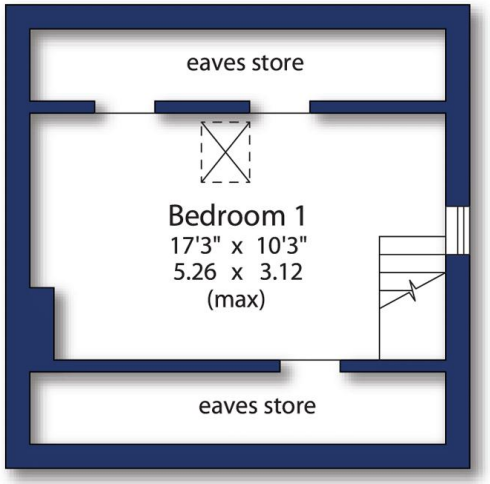
Floorplans



Lower Ground Floor

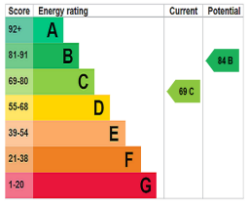


Ground Floor



First Floor

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