



Guide Price £295,000

- Well-presented accommodation throughout
- Highly sought after and convenient residential location
- Attractive elevated views
- Three bedrooms and modern shower room
- Lounge opening out to dining area
- Conservatory
- Kitchen
- Off-street parking and private rear garden

16 Manor Drive, Knaresborough, North Yorkshire, HG5 0AX

A well-presented three bedroom semi-detached home enjoying an elevated position together with off-street parking and private enclosed rear garden situated within this popular and convenient near town centre location.

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Harrogate 5 miles, York 17 miles, Leeds 18 miles (all distances approximate)

General remarks

With gas central heating and uPVC double glazing the property is situated in an elevated position enjoying a

pleasant open aspect to the front. The property briefly comprises reception hall with staircase to the first floor with recessed cloaks cupboard. There is a through lounge incorporating the dining area with attractive log burning stove. From the dining area double doors lead into a conservatory which has French doors leading out onto the private rear garden. The kitchen comprises a matching range of wall and base units with working surfaces over, there is an oven with filter hood over and space for further appliances. There is also a third bedroom on the ground floor together with a modern shower room.

To the first floor the principal bedroom has an en-suite wash room, built-in wardrobe and superb elevated aspect to the front. There is also a second double bedroom.

Outside a driveway offers ample off-street parking. There is an attractive front garden and a private enclosed rear garden designed for ease of maintenance and would be ideal for those entertaining. There is also a useful external store measuring 17'0 x 8'0.

The property is situated within this sought after and convenient residential location just a short distance from the centre of Knaresborough where there are excellent shopping, recreational and schooling facilities, including a railway station with main line links. The southern bypass and the A1M are easily accessible and provide access to the principal 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. Turn right into Manor Road and follow the road round to your right and then left. Proceed down the road turning right into Manor Drive where the property will be found further along on the right hand side clearly marked by our for sale board.
what3words hypocrite.swanky.museum

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

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

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK’s 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are:
- Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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

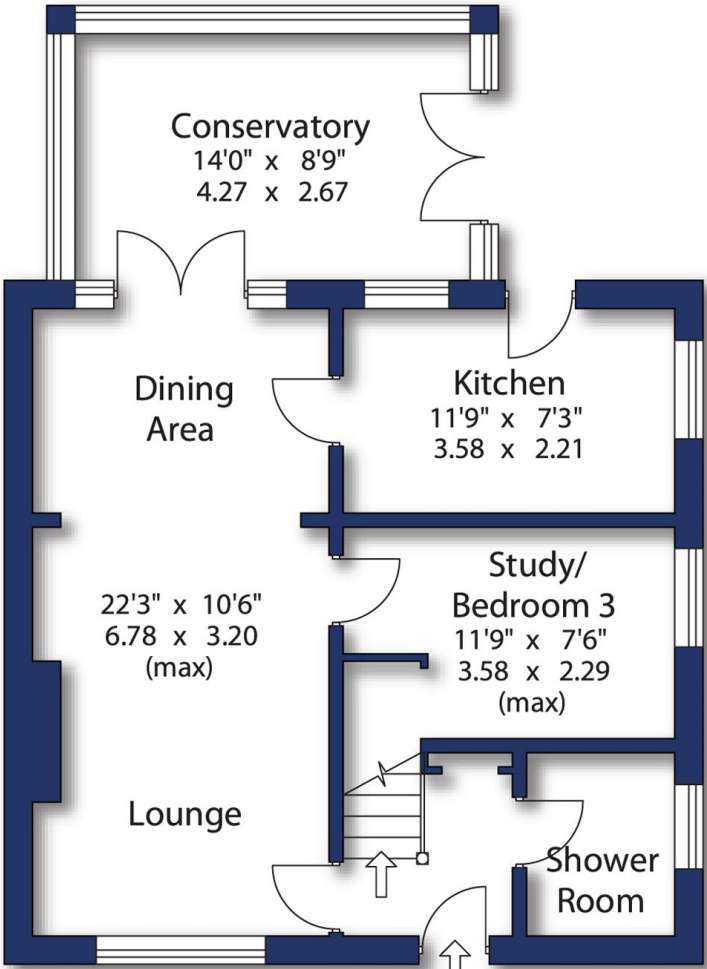
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

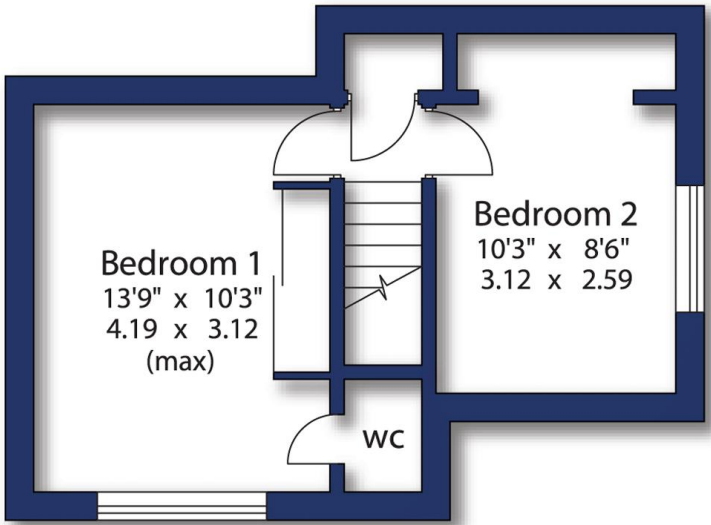
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: KNA250107



Floorplans

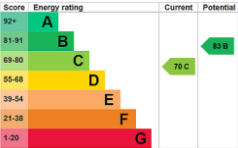


Ground Floor



First Floor

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