



## 17 Whincup Avenue, Knaresborough, North Yorkshire, HG5 0JH

A well-presented and extended three bedroom semi-detached family home with contemporary detached annexe and off- street parking, situated within this highly sought after and convenient residential location.

35a High Street, Knaresborough, HG5 0ET

Tel: 01423 864126

Email: [knaresborough@dacres.co.uk](mailto:knaresborough@dacres.co.uk)

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

**Guide Price: £425,000**

- Highly sought after and convenient location
- Three bedrooms and two bath / shower rooms
- Lounge with log burning stove
- Extended dining kitchen
- Contemporary detached self-contained annexe
- Off street parking
- Easily maintained rear garden



## General remarks

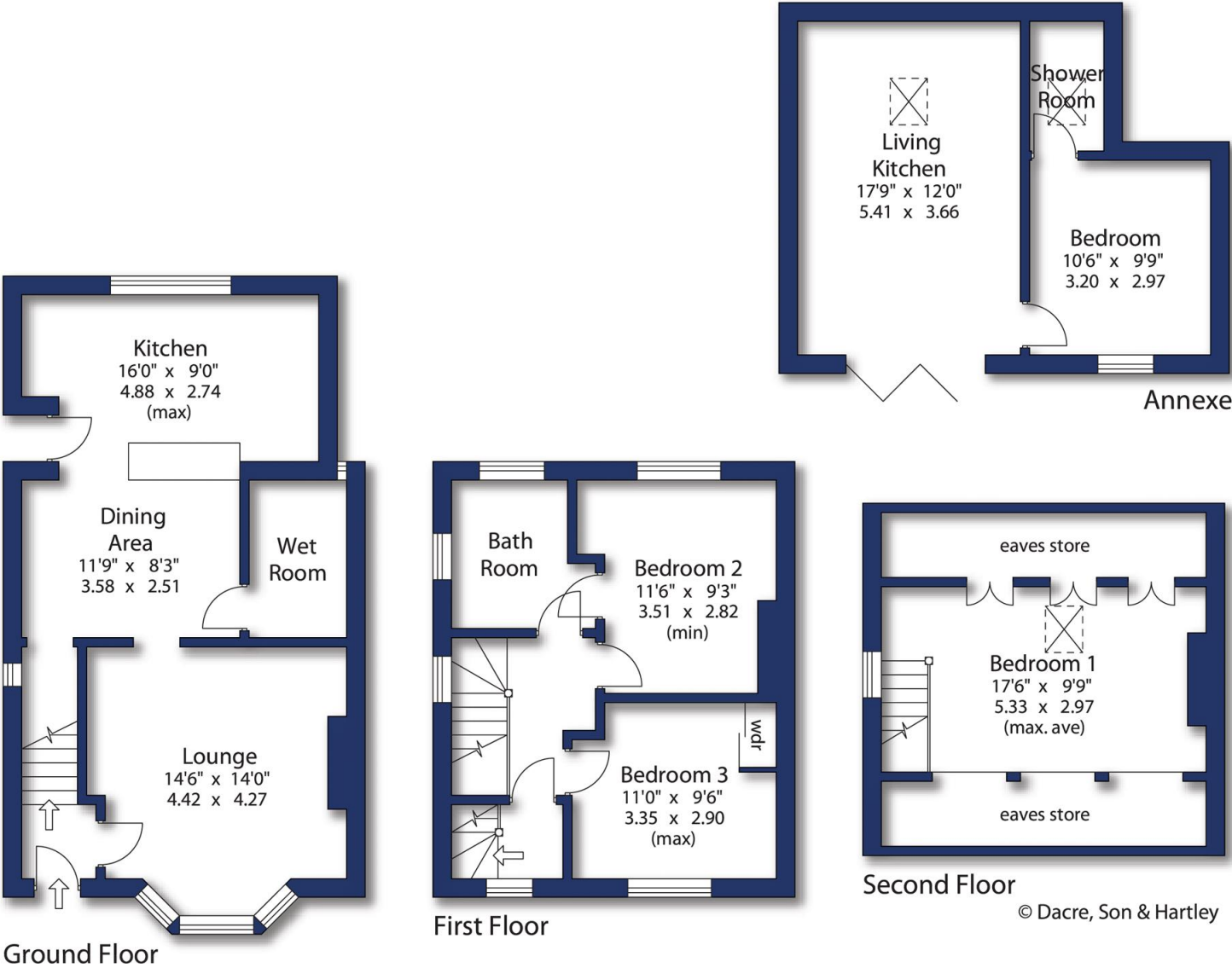
With gas central heating to the main house and electric heating to the annexe, viewing is highly recommended to fully appreciate the deceptively spacious and flexible living accommodation which is on offer. The property briefly comprises reception hall with staircase to the first floor. There is a bay fronted lounge with attractive wood burning stove. The dining area opens out into the kitchen which comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is an oven with grill above, five ring gas hob with extractor canopy over and space for further appliances, along with a side access door and useful understairs storage area. There is also a modern wet room with low flush WC and contemporary wash hand basin.

To the first floor there are two bedrooms, one having a built-in wardrobe, and the house bathroom interconnects to the main bedroom and comprises a matching white three piece bath suite with shower over the bath. A staircase leads to the second floor where there is a double bedroom with useful eaves storage and wash hand basin.

Outside, there is a detached contemporary self-contained annexe which will be ideal for those with dependant relatives, teenagers, those working from home or for generating additional income, subject to any necessary consents. Bi-folding doors lead to a contemporary open plan living space with kitchen comprising an oven with induction hob and extractor over, an integrated fridge, freezer and washing machine. There is a double bedroom with en-suite shower room.

To the front of the property a driveway provides off street parking with double opening gates providing further off street parking and leads round to an enclosed garden which has been designed for ease of maintenance and will be ideal for those entertaining and for those with family requirements. The property is situated within this highly sought after and convenient residential location, ideal for Knaresborough's town centre facilities where there are shops for all daily needs, schools for all age groups and transport services including a railway station with mainline links. The southern bypass is convenient and the A1(M) provides comfortable daily access to the commercial centres of North and West Yorkshire.

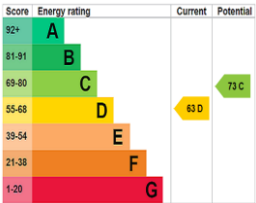
Floorplans



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### Contact us



01423 864126



knaresborough@dacres.co.uk

### Directions

From our office proceed up the High Street turning left at the traffic lights into Park Row. Follow the road around to the left and turn left into Whincup Avenue where the property can be found on the left hand side clearly marked by our For Sale board.

What3Words possibly.ownership.priced

### Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

### Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed to the main house. Domestic heating and hot water are from a gas fired boiler in the main house and from electric in the annexe.
- Off street parking on the driveway

### 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](https://www.gov.uk/check-for-flooding-in-england)

### 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: KNA260201