



Guide Price £425,000

- Attractive characterful property
- Highly sought after location
- Four bedrooms and refitted bathroom
- Two well-proportioned reception rooms
- Refitted breakfast kitchen with integrated appliances
- Private enclosed courtyard garden

10 Victoria Avenue, Knaresborough, North Yorkshire, HG5 9EU

An attractive and characterful four-bedroom semi-detached family home offering well-proportioned accommodation throughout together with a private courtyard garden, situated within this highly sought after residential location.

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10 Victoria Avenue, Knaresborough, North Yorkshire, HG5 9EU

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

General remarks

With gas central heating the property briefly comprises; a panel and glazed door to entrance vestibule which leads through to the reception hall which has a staircase to the first floor and a staircase leading down to the lower ground floor. There is an attractive bay fronted lounge with wood burning stove and traditional features include a deep ceiling cornice and picture rail. There is a separate well-proportioned dining

room again with deep ceiling cornice and service hatch leading into the kitchen. The kitchen comprises a modern range of matching wall and base units with working surfaces and tiled splashbacks over. There is an oven with four ring gas hob and filter hood over, an integrated fridge, freezer and dishwasher, a ground floor cloakroom and a panel and glazed door and window overlooking the attractive enclosed rear garden. There is a lower ground floor cellar with electric light and power installed. To the first floor there is a central landing with a folding loft ladder leading to a large partially boarded loft which offers excellent potential for conversion subject to all the usual consents. There are three double bedrooms, a large single bedroom and the house bathroom comprises a matching white three-piece bath suite with contemporary free-standing ball and claw foot bath with shower attachment over and a separate walk-in shower cubicle.

Outside to the front of the property is a small lawned garden with pedestrian access gate and shaped flowerbed borders with many specimen shrubs. A further feature of the property is the attractive enclosed rear garden which would be ideal for those entertaining. There are terraced and gravelled seating areas with raised flowerbed borders, a timber garden shed and open wood store. The property is situated on the fringe of Knaresborough's historic market town and the location combines the advantage of an attractive setting with ease of access to the town centre shopping, recreational and schooling facilities. There is also a railway station with mainline links. The property is just a short walk from Jacob Smith's Park and the southern bypass and the A1(M) are also convenient and provide access to the principal commercial centres of North and West Yorkshire.

Directions

Proceed out of Knaresborough on the Boroughbridge Road turning left into Victoria Avenue where the property will be found further along on the right-hand side clearly marked by our For Sale board.

what3words parted.keys.documents

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. On street parking
- 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.

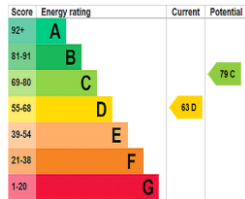
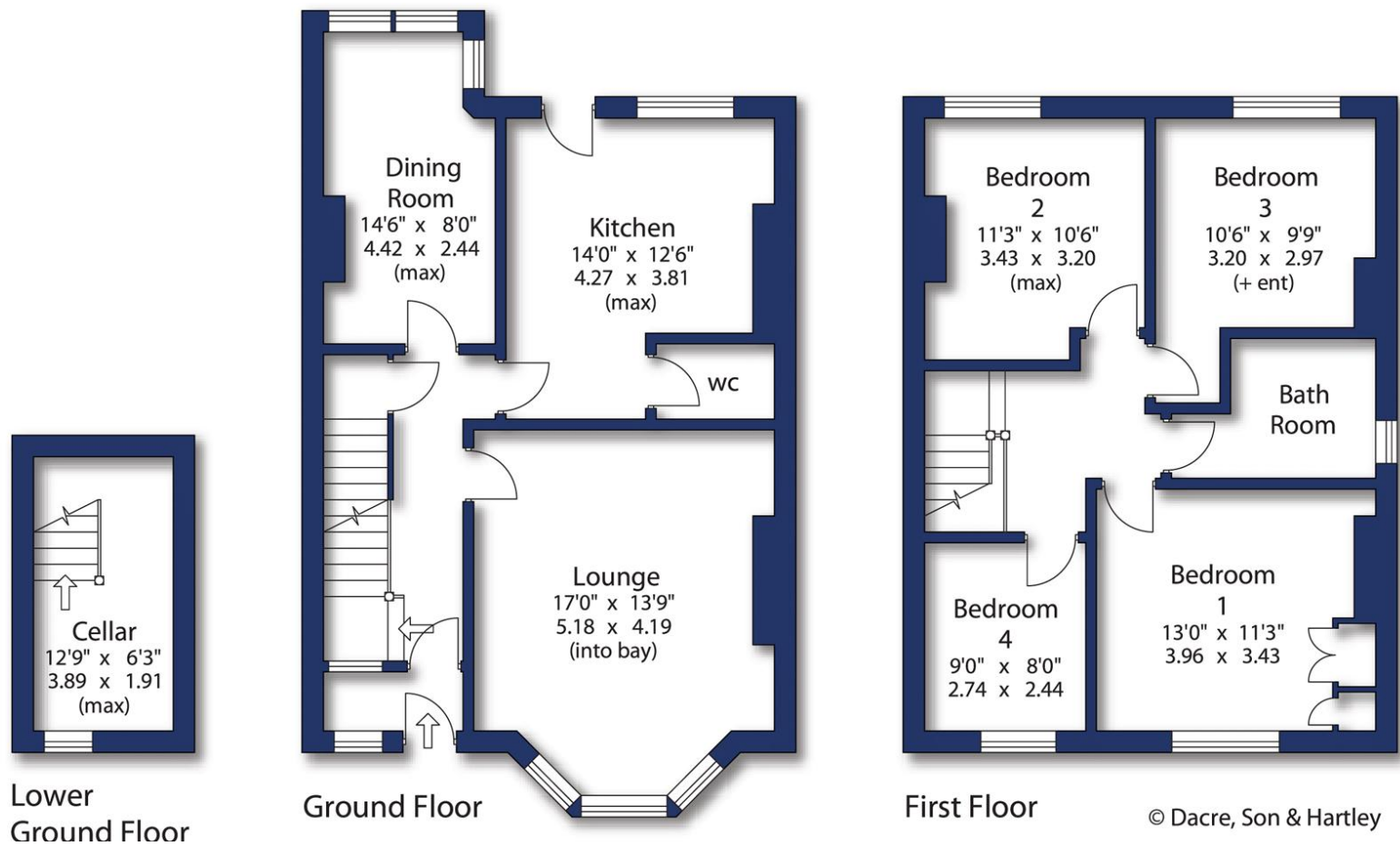
Referral fees

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



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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