



Offers Over £289,000

- Prime village setting
- Two double bedrooms
- Two bath/shower rooms
- Attractive lounge
- Luxury refitted kitchen with integrated appliances
- Off street parking and garage
- Enclosed garden and terrace

8 Avenue House Court, Goldsborough, Knaresborough, HG5 8PR

A most attractive double fronted two bedroom townhouse forming part of this highly regarded development on the edge of this popular village, together with an attractive garden, garage and off street parking.

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8 Avenue House Court, Goldsborough, Knaresborough, North Yorkshire, HG5 8PR

Harrogate 6 miles, York 15 miles, Leeds 19 miles (all distances approximate)

General remarks

With electric heating and uPVC double glazing, viewing is highly recommended to fully appreciate the beautifully appointed accommodation throughout which enjoys a delightful aspect toward farmland from all the principal rooms. The property

briefly comprises reception hall with separate utility which was formally a WC. There is an attractive lounge with French doors enjoying a pleasant aspect to the front and a staircase leading to the first floor, with useful understairs storage cupboard. The dining kitchen has been refitted with a comprehensive range of matching wall and base units with solid wood working surfaces and tile splashbacks over. Integrated appliances include a fridge, freezer, oven, microwave and induction hob with filter hood over. There is also a pleasant aspect to the front.

A central staircase leads to the first floor where the principal bedroom enjoys a delightful aspect towards farmland and also has an en-suite shower room. The second double bedroom again enjoys a pleasant aspect and the house bathroom comprises a matching white three piece bath suite with shower over the bath.

Outside there is an external storage cupboard to the front and to the rear there is a terrace leading on to a small lawned garden which is enclosed and will be ideal for those entertaining. Beyond there is a single garage with mezzanine storage and electric light and water, along with an off street parking space for one car.

The property is situated within the highly sought after village of Goldsborough which lies a short drive from Knaresborough where there is an extensive range of shopping, schooling and leisure facilities. The village itself has a highly regarded primary school, public house and well-established cricket club as well as the impressive Goldsborough Hall. This is the perfect setting for the busy commuter seeking ease of access to the A59 and the A1(M).

Directions

Proceed out of Knaresborough on the York Road and go straight on at the roundabout towards Goldsborough. Proceed through the stone gates past the school and turn right onto Midgeley Lane. Proceed along Midgeley Lane where Avenue House Court can be found on the right hand side. Proceed into the development and the property is further along on the left hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Please note there is no gas to the village.
- Off street parking for one car and garage
- The property is within a Conservation Area

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

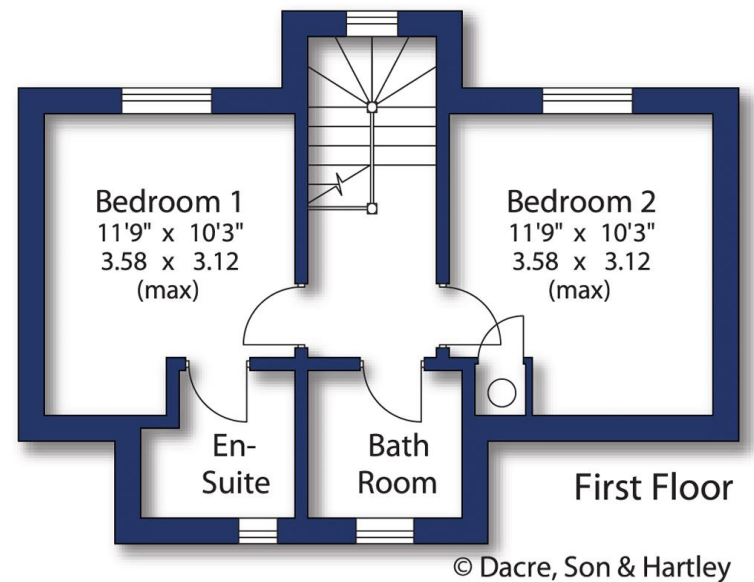
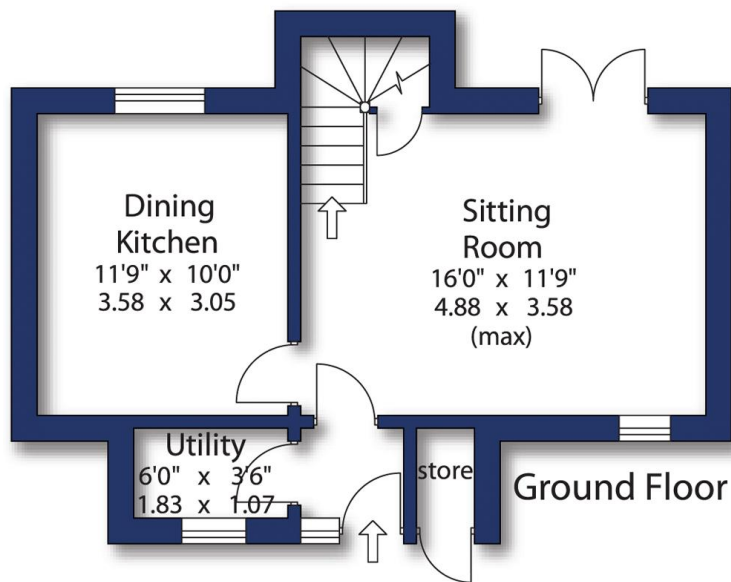
We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

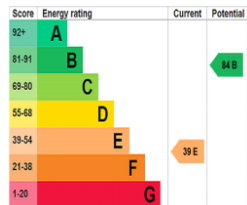
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: KNA260226



Floorplans



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