



49 Aspin Oval, Knaresborough, North Yorkshire, HG5 8EL

A deceptively spacious three bedroom detached family home offering versatile living accommodation situated within this highly sought after residential location toward the head of a cul-de sac and enjoying delightful views over the cricket ground to the rear.

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

Guide Price: £595,000

- Prime residential location
- Delightful views over the cricket ground
- Three double bedrooms and two refitted bath / shower rooms
- Two reception rooms and pleasant garden room
- Modern breakfast kitchen and separate utility
- Garage and off-street parking
- Attractive garden



General remarks

An excellent opportunity to acquire a deceptively spacious three bedroom detached family home which is situated in a prime residential location enjoying delightful views over the adjoining grounds of Knaresborough Cricket Club.

The property is situated toward the head of a cul-de-sac and with gas central heating and predominantly uPVC double glazing briefly comprises; covered entrance leading through into the reception hall with return staircase to the first floor. There is a useful under stairs storage cupboard and ground floor refitted guest cloak room with WC, hand basin vanity unit and shower. The lounge has an attractive living flame gas fire and double opening doors lead into the garden room which enjoys a most attractive aspect over the cricket ground. There are French doors onto the rear terrace. There is a separate dining room and breakfast kitchen comprises a range of matching wall and base units with granite working surfaces and granite splashbacks over. There is a stainless steel sink unit with instant boiling water tap and integrated slim line dishwasher. There is an oven with four ring gas hob, filter hood over and built-in microwave. There is also a separate utility room with a further range of matching wall and base units, wine rack, integrated fridge and freeze and, sink

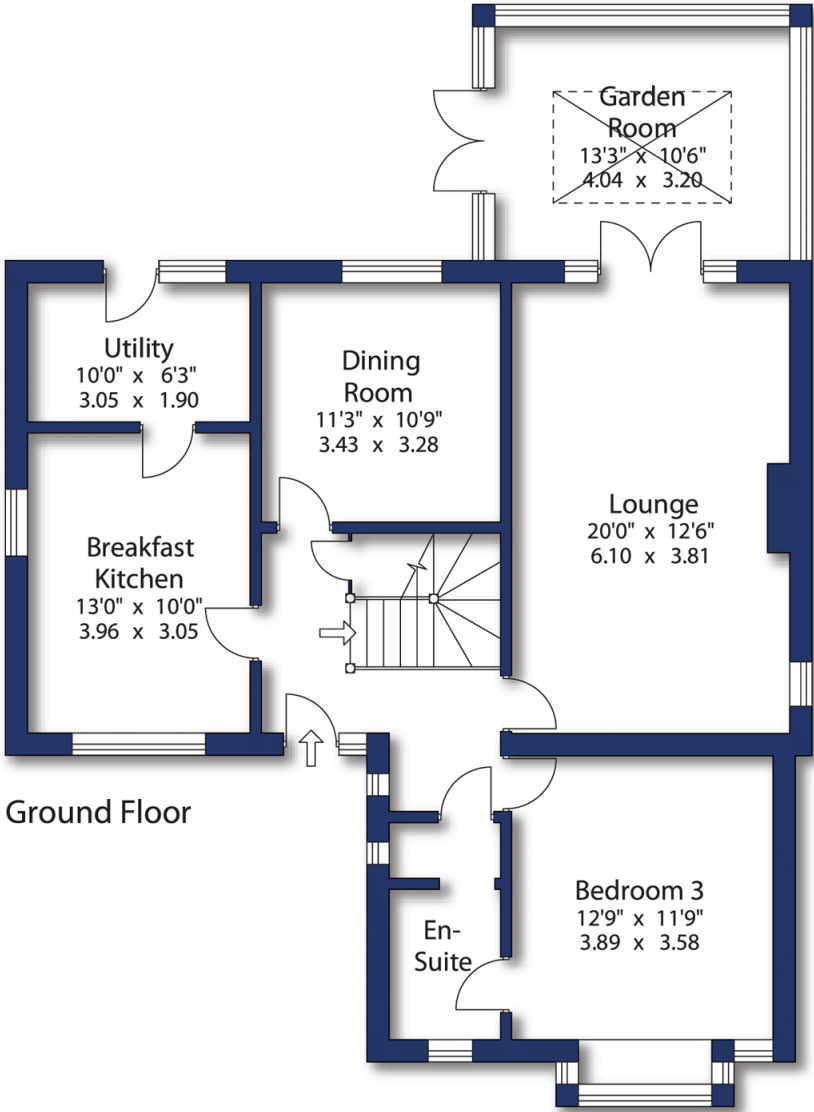
with drainer. There is also a ground floor bedroom with fitted wardrobe and access to the en-suite shower room.

To the first floor there is an attractive galleried landing which could be utilised as a study area and two double bedrooms and separate refitted house bathroom.

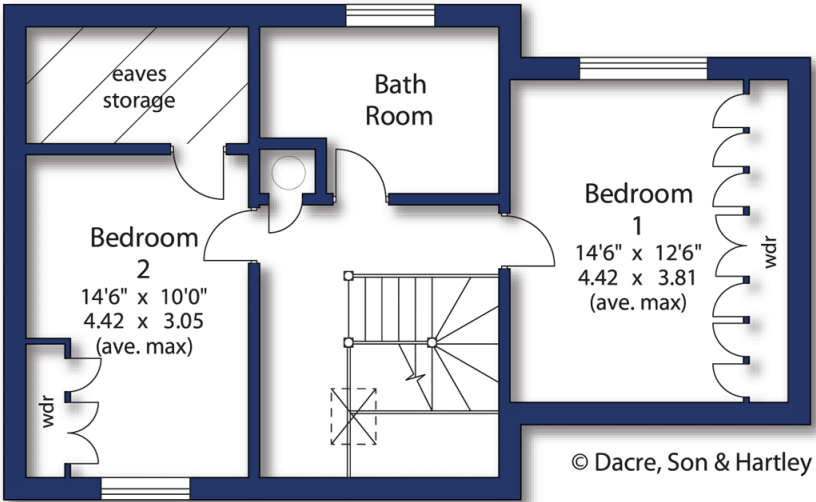
Outside, a block paved driveway provides off street parking leads to a single garage. To the front, there are shaped flowerbed borders with specimen shrubs and a small lawn leads round to the far side of the property. To the side and rear there is a further block paved terrace and flowerbed border where pleasant views are enjoyed over the cricket ground. Beyond there is an attractive long narrow garden with shaped lawn and flowerbed borders with many specimen shrubs.

The situation combines the advantage of an attractive setting with ease of access to the town centre shopping, recreational and schooling facilities within this popular market town which also has a railway station with mainline links. The southern bypass and the A1/M are also convenient and provide access to the principle commercial centres of North and West Yorkshire including Leeds, Bradford, Harrogate and York.

Floorplans



Ground Floor



First Floor

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Contact us



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Directions

From our office proceed up the High Street and through the traffic lights. Turn right into King James Road and at the mini roundabout turn left onto Aspin Lane. Proceed down Aspin Lane turning right into Aspin Park Lane bearing left into Aspin Oval where the property will be found further along.

What3Words giving.focus.expand

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Driveway parking and single garage

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: KNA260225