



4 York Road, Knaresborough, North Yorkshire, HG5 0AH

A most attractive and extended three bedroom semi-detached family home offering well-appointed accommodation throughout together with private courtyard gardens, garage and superb long-distance views from the front, situated in this highly sought after and convenient near town centre location.

35a High Street, Knaresborough, North
Yorkshire, HG5 0ET

Tel: 01423 864126

dacres.co.uk   



4 York Road, Knaresborough, North Yorkshire, HG5 0AH

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

Guide Price: £375,000

- Well-appointed interiors
- Delightful, elevated views to the front
- Three bedrooms and house bathroom
- Two attractive reception rooms
- Extended dining kitchen
- Single garage and workshop
- Private enclosed gardens to the front and rear



General remarks

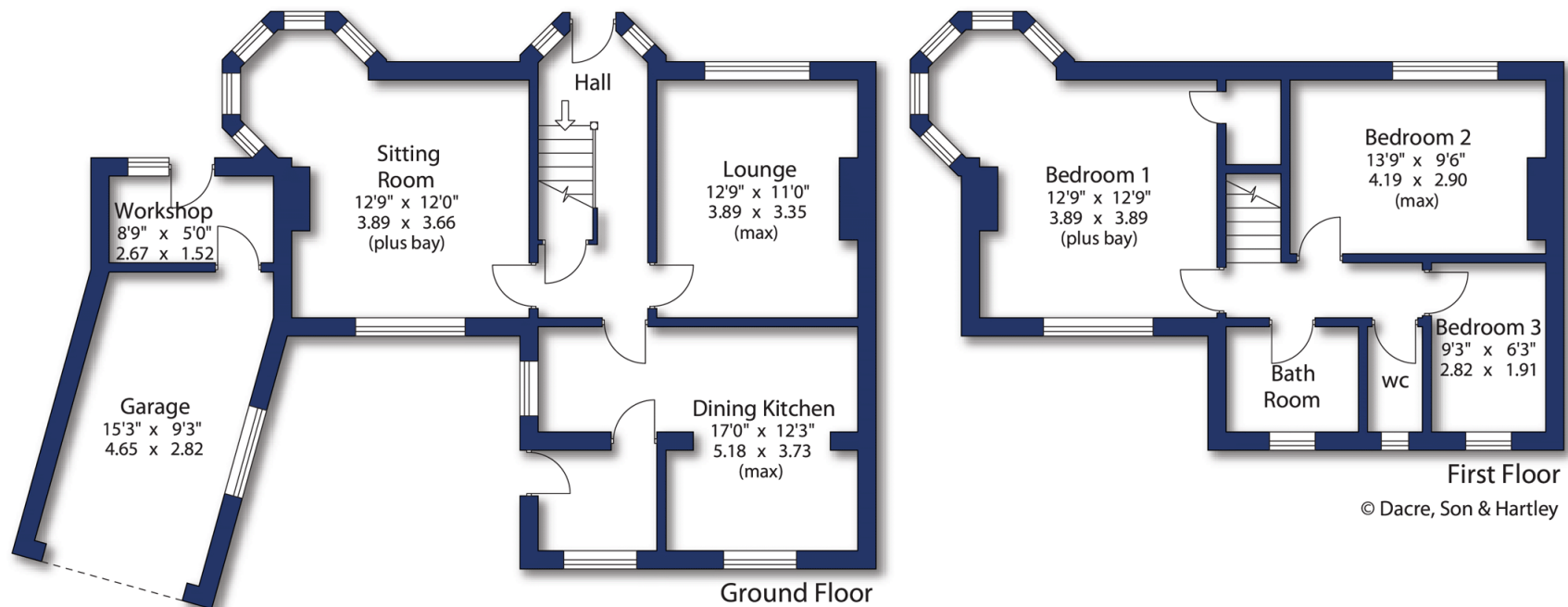
With gas central heating and uPVC double glazing, the property briefly comprises; central reception hall with staircase to the first floor and understairs storage cupboard. There is a lounge with living flame gas fire and a through sitting room with living flame gas fire and feature bay window, both rooms being well-proportioned and having a pleasant, elevated aspect. The dining kitchen comprises a modern range of matching wall and base units with granite working surfaces and splashbacks over, also having an oven with filter hood over, integrated fridge, washing machine and slimline dishwasher. There is also a rear entrance hall.

A central staircase leads to the first floor landing where there are two double bedrooms both enjoying a delightful, elevated aspect over the Vale of York. The principal bedroom has a feature walk-in bay window and walk-in wardrobe with access to the roof void. There is a third single bedroom and a modern fully tiled house bathroom with shower over the bath and a separate WC.

Outside the property is approached from the rear where there is a most attractive block paved terrace and seating area which will be ideal for those entertaining. There is also a single garage with electric roller shutter entrance door and a workshop to the rear. There is an attractive front garden with flowerbed borders, shaped lawn and specimen shrubs which offers an excellent degree of privacy and superb long-distance views. A private rear courtyard would be ideal for those entertaining.

The property is situated within walking distance of the town centre, King James School and the swimming pool. Knaresborough offers excellent shopping, recreational and schooling facilities together with the advantage of a railway station with mainline links. The southern bypass is also convenient and offers access to the principal commercial centres of North and West Yorkshire. The A1(M) lies to the east of the town making areas for the commuter more accessible further

Floorplans



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 Dacres Surveys
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01943 885 400

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Contact us



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Directions

From our office proceed up the High Street and through the traffic lights into York Place. Immediately after King James Road and the traffic lights, turn right where the property can be found further along on the left-hand side clearly marked by our For Sale board.

What3Words contained.extent.oblige

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating via a gas fired central heating boiler
- Single garage and 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](https://www.gov.uk/government/checks/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.