



Guide Price £400,000

- Sought after and convenient residential location
- Pleasant open aspect to the front
- Now requiring modernisation
- Three bedrooms and shower room
- Two well-proportioned reception rooms
- Kitchen and utility
- Off street parking and garage
- Private southerly-facing rear garden

8 Manor Road, Knaresborough, North Yorkshire, HG5 0BN

A particularly spacious three bedroom semi-detached family home with private rear garden, off street parking and garage, situated within this highly sought after and convenient residential location.

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8 Manor Road, Knaresborough, HG5 0BN

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

General remarks

An increasingly rare opportunity to acquire a substantial traditional semi-detached family home which is situated in an elevated position and enjoys a delightful open aspect to the front and is situated within this highly regarded and convenient near town centre location. The property now requires modernisation but offers excellent potential for any prospective buyer.

With gas central heating and uPVC double glazing the property briefly comprises reception hall with staircase to the first floor and ground floor WC. A large lounge has a contemporary living flame gas fire and a walk-in bow window with pleasant aspect to the front. There is a spacious dining room with sliding patio door to the private southerly-facing rear garden. The kitchen comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is a Bosch oven with grill above, Bosch ceramic hob with filter hood over and space for further appliances. Beyond is a large utility room with access to the rear garden.

To the first floor there are two large double bedrooms, both having built-in wardrobes, and one enjoying a delightful open aspect over the rooftops to the front. There is a large third single bedroom and a refitted shower room with separate WC.

Outside, a tarmac driveway provides ample off street parking and leads to a large detached garage (27'9 x 9'6) with electric up and over entrance door, and having electric light and power installed. There is an elevated fore garden which has been gravelled for ease of maintenance. A further feature is the private southerly-facing rear garden which again has been designed for ease of maintenance with gravelled seating areas, raised flower bed borders and a greenhouse.

The property is situated within this sought after and convenient residential location just a short distance from the centre of Knaresborough where there is excellent shopping, recreational and schooling facilities, including a railway station with mainline links. The southern bypass and the A1(M) are easily accessible and provide access to the principal commercial centres of North and West Yorkshire.

Directions

From our office proceed up the High Street turning left at the traffic lights into Park Row. Turn right into Manor Road and follow the road around to the right where the property can be seen on the right hand side clearly marked by our For Sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating is via a gas fired boiler.
- Off street parking and large 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)

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.

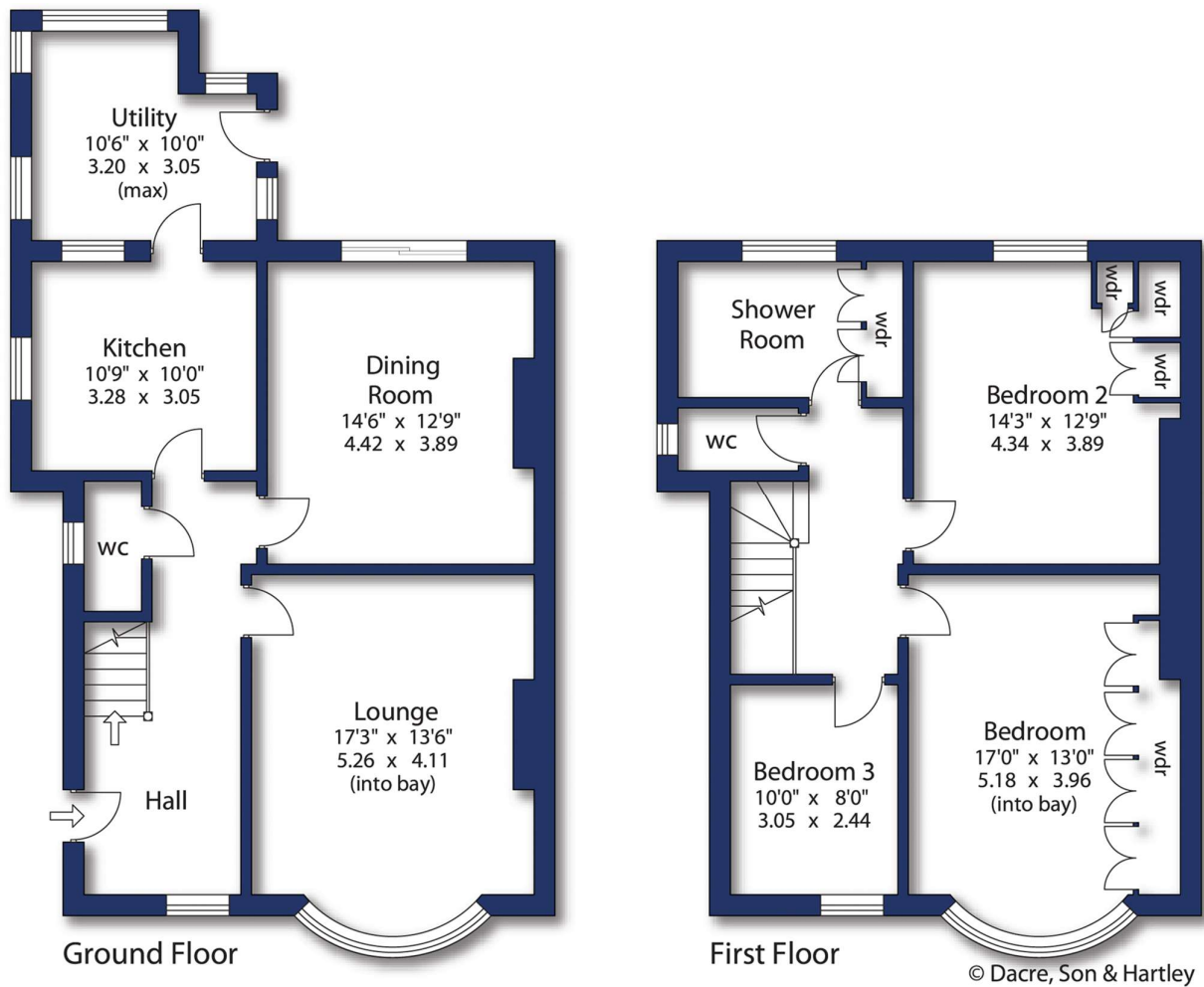
Referral fees

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



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