



Guide Price £209,950

- Popular and convenient residential location
- Two bedrooms and house bathroom
- Through lounge
- Modern dining kitchen
- Large enclosed rear garden

49 Stockwell Drive, Knaresborough, North Yorkshire, HG5 0LH

A well-presented and attractive two bedroom double fronted mid-terrace property with large rear garden situated within this sought after and convenient residential location.

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dacres.co.uk   



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

General remarks

With gas central heating and uPVC double glazing, this well-presented double fronted terrace home features the following individual characteristics; a central reception hall with staircase to the first floor. There is a through lounge

and the breakfast kitchen comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is a panel and glazed door to the rear, oven with four ring electric hob and filter hood over and space for further appliances.

To the first floor there is a large double bedroom with built-in wardrobe and a second bedroom also with built-in wardrobe and the house bathroom comprises a matching white three piece bath suite with shower over the bath.

Outside, to the front of the property is a lawned garden and a further feature is the large rear garden with patio and deep lawn which will be ideal for those entertaining

and for those with family requirements. There is also a useful external storage shed that has been separated into two.

The property is situated within this popular and convenient residential location, well-placed for those who may require access to the town centre where there are excellent shopping, recreational and schooling facilities including the highly regarded King James School. A railway station has main line links and the A1(M) lies to the east of the town making areas for the commuter more accessible further afield.

Directions

Proceed down the High Street turning right at the mini-roundabout onto Boroughbridge Road. Just past the garage turn right into Stockwell Road and first left into Stockwell Grove. Turn right into Stockwell Drive and follow the road around to the left where the property can be found further along on the left hand side clearly marked by our For Sale board.

what3words wrist.react.return

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- 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.

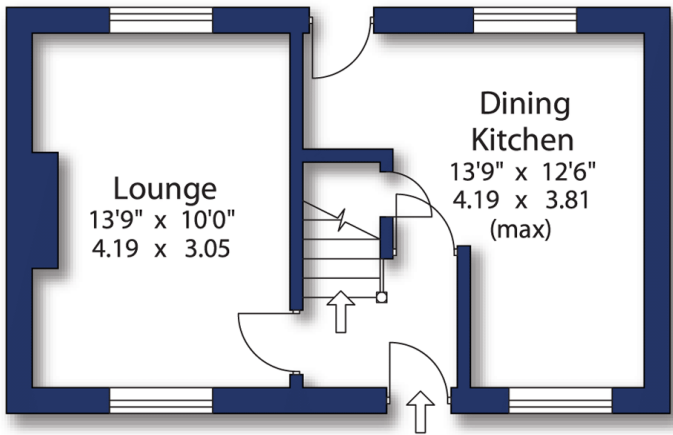
Referral fees

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.

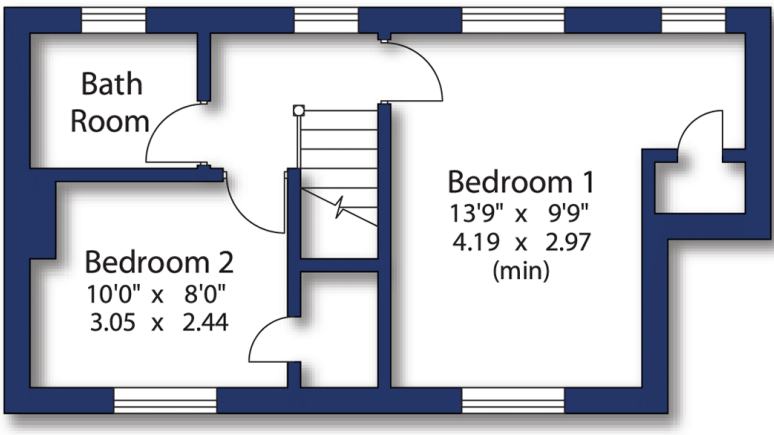
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Floorplans

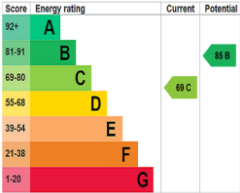


Ground Floor



First Floor

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