



Guide Price £375,000

- Sought-after residential location
- Four double bedrooms and shower room
- Two well-proportioned reception rooms
- Refitted kitchen and conservatory
- Off-street parking and garage
- Attractive southerly facing rear garden

30 Malham Way, Knaresborough, North Yorkshire, HG5 0HQ

A deceptively spacious four-bedroom detached family home enjoying a delightful southerly facing rear garden, with off-street parking and single garage situated within this highly sought-after residential location.

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

Tel: 01423 864126

Email: knaresborough@dacres.co.uk

dacres.co.uk   



30 Malham Way, Knaresborough, North Yorkshire, HG5 0HQ

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 four bedroom detached family home is

situated within this highly regarded residential location.

The property briefly comprises; reception hall with staircase to the first floor and a ground floor WC. The lounge is a well-proportioned room with windows to two elevations and leads into the dining room. There is a refitted kitchen with a range of matching wall and base units, an oven with four-ring gas hob and filter hood over, and space for further appliances. Beyond is the conservatory which leads onto the rear garden.

From the reception hall, a staircase leads to the first floor landing where there is a linen cupboard. There are four double bedrooms and a fully tiled shower room.

Outside the front garden has been gravelled for ease of maintenance and a tarmac driveway provides off-street parking and leads to a large single garage. A further feature of the property is the attractive landscaped rear garden which is fully enclosed and would be ideal for those entertaining and for those with family requirements. There is a large terrace that wraps around the conservatory and beyond is a small lawned garden and gravelled borders.

The property is situated within this sought-after residential location. Knaresborough has excellent shopping, recreational and schooling facilities along with a railway station with main line links. The southern by-pass is also convenient and offers access to the principal commercial centres in North and West Yorkshire. The A1(M) lies to the east of the town making areas more accessible further afield.

Directions

From our office, proceed up the High Street and through the traffic lights into York Place. Continue into York Road and at the traffic lights turn left into Chain Lane and first right into Eastfield. Turn left into Cragdale Rise, right into Littondale Avenue and left into Malham Way where the property can be found further along on the right-hand side.

what3words goggle.dignify.departure

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating is by a gas central heating boiler.
- Off street 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](#)

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.

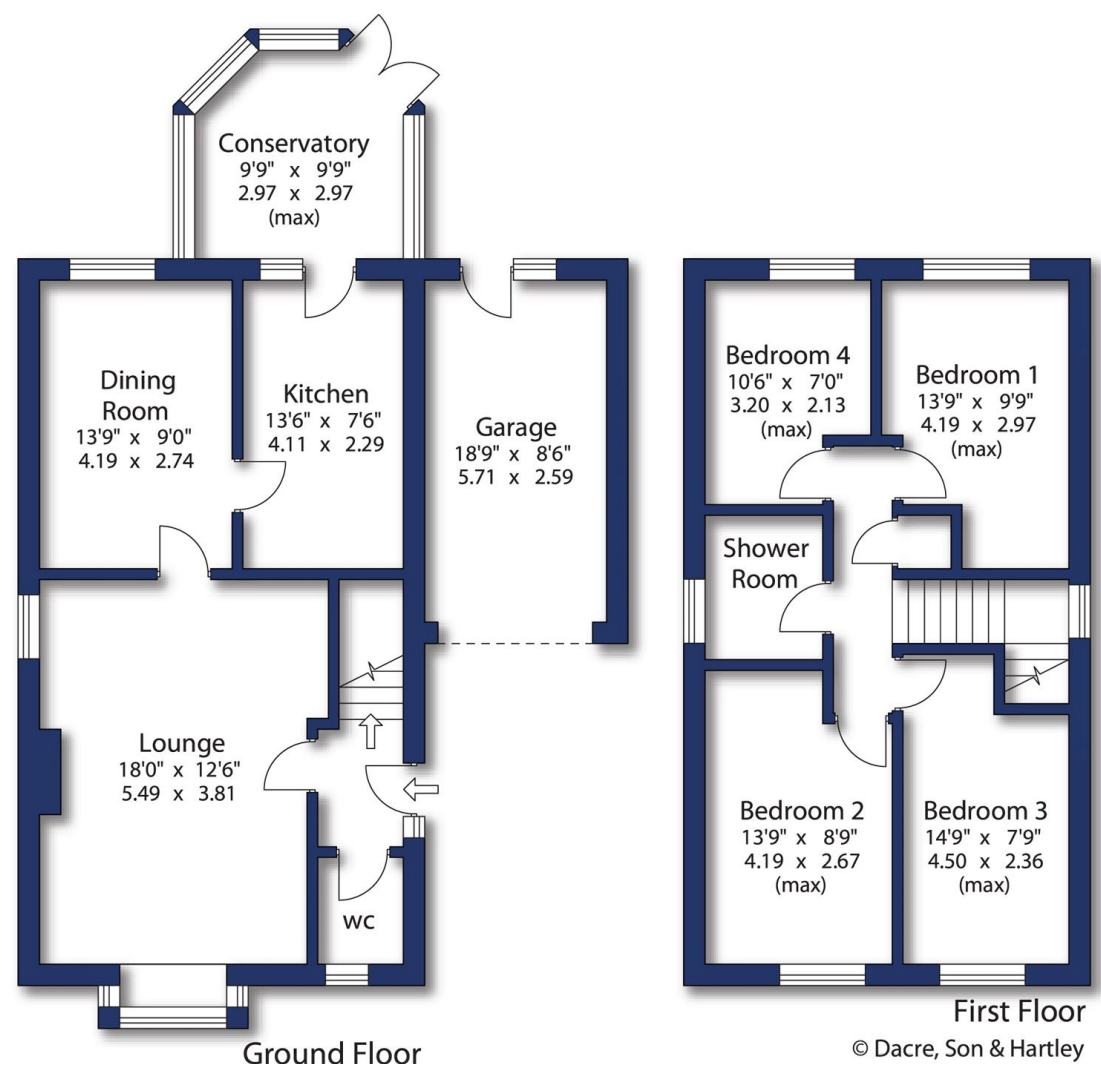
Referral fees

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.

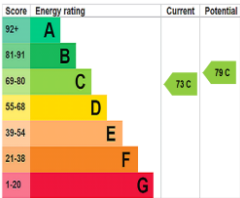
Dacres Ref: KNA250195



Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



Contact us

01423 864126

knaresborough@dacres.co.uk