DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £450,000

- Sought after residential location
- Close to excellent primary and secondary schools
- Four double bedrooms and two modern bathrooms
- Lounge and garden room
- Refitted dining kitchen
- Single garage and off street parking
- Enclosed rear garden

36 Aspin Drive, Knaresborough, North Yorkshire, HG5 8HQ

A deceptively spacious four bedroom detached family home together with off street parking, single garage and private enclosed rear garden, situated within this highly regarded residential location.

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dacres.co.u







36 Aspin Drive, Knaresborough, North

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

General remarks

With gas central heating and predominantly uPVC double glazing the property briefly comprises; central reception hall with cloaks cupboard. A lounge has an attractive wood burning stove and leads through into the garden room which has double opening French doors to the rear garden. There is a modern dining kitchen which comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is an integrated fridge, dishwasher, oven, microwave, with space and plumbing for a washing machine. An inner hallway has a contemporary staircase leading to the first floor and a study area. There are two double bedrooms and a house bathroom which comprises a matching three piece bath suite.

To the first floor there are two further double bedrooms and a second house bathroom incorporating a feature free-standing bath.

Outside a brick paved driveway provides off street parking and leads to an integral single garage. There is a lawned garden to the front and a further feature is the rear garden which offers a good degree of privacy and is laid to lawn with shaped flowerbed borders. There is also a deck and large timber shed with light and power installed.

The situation combines the advantages 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 principal commercial centres of North and West Yorkshire.

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 left into Aspin Drive where the property can be found further along on the right hand side.

what3words reserving.draining.darting

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- Off street parking, driveway 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

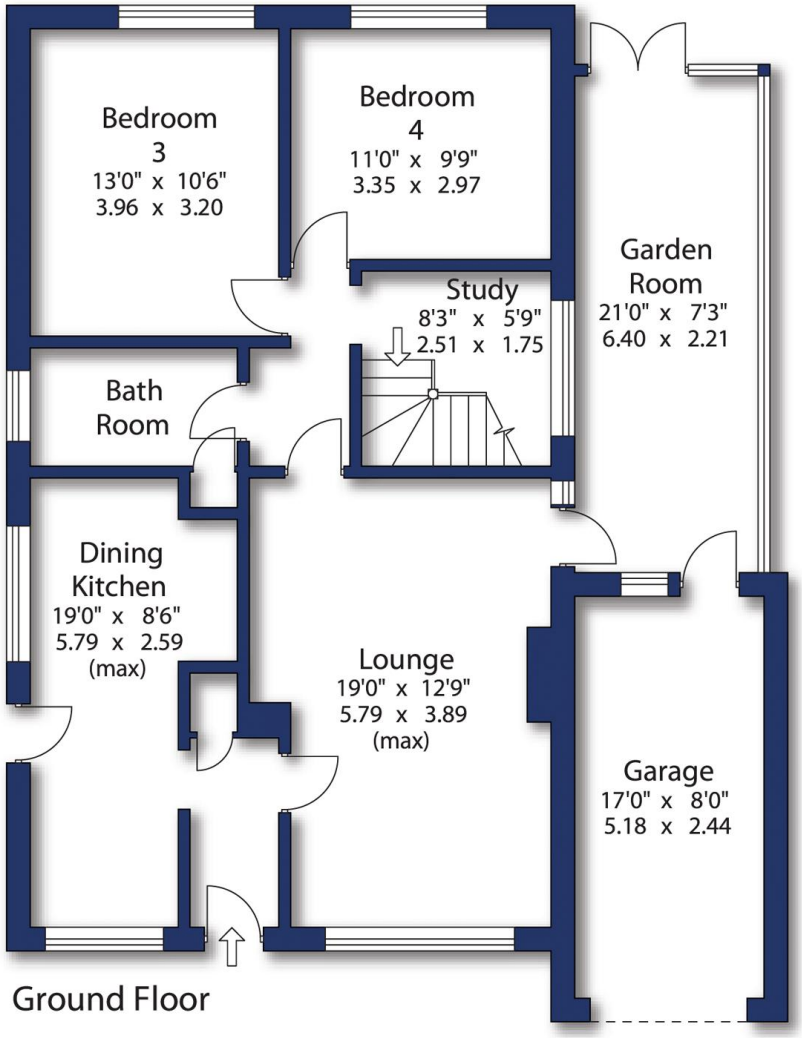
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

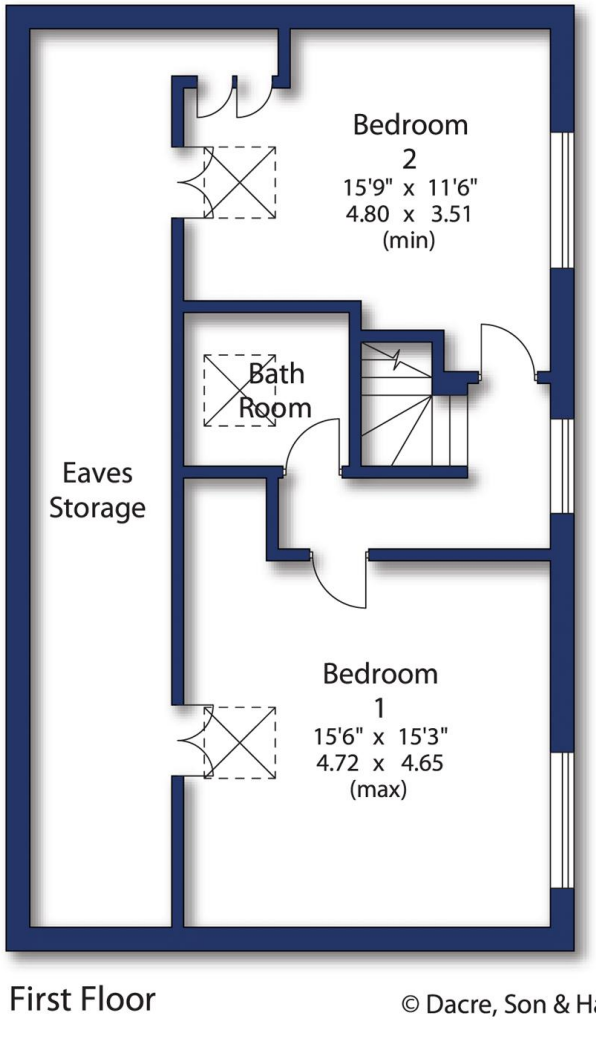
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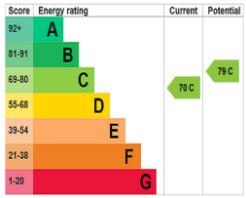


Floorplans





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