



Guide Price £450,000

- Highly sought after location
- Close to excellent primary and secondary schools
- Five bedrooms and two bath/shower rooms
- Three reception rooms
- Modern breakfast kitchen
- Off street parking and integral store
- Enclosed rear garden
- No onward chain

7 Aspin Drive, Knaresborough, North Yorkshire, HG5 8HH

A well-presented and extended five bedroom semi-detached family home with enclosed rear garden situated within this highly sought after residential location close to excellent primary and secondary schools.

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7 Aspin Drive, Knaresborough, HG5 8HH

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

General remarks

A substantially extended five bedroom semi-detached family home which has recently undergone a comprehensive scheme of improvement and now reveals beautifully appointed accommodation throughout.

With gas central heating and uPVC double glazing the property briefly comprises, entrance vestibule leading into the reception hall.

There is an attractive lounge with wood burning stove and a recently refitted contemporary dining kitchen which comprises a range of matching wall and base units with granite working surfaces and splashbacks over. There is a separate corner pantry, double oven with oven/grill above and space for appliances. Bi-folding doors lead to the enclosed rear garden. From the dining area a door leads through into a playroom which has bi-folding doors to the rear deck. There is also a recently installed ground floor cloakroom and a utility room with space for appliances and door to the front.

From the reception hall a staircase leads to a split-level first floor landing. The principal bedroom has a contemporary en-suite shower room. There are two further double bedrooms, one having built-in wardrobes and a fourth single bedroom. The house bathroom comprises a contemporary matching white three piece bath suite with shower over the bath and cupboard

housing the central heating boiler.

A staircase leads to the second floor where there is a study landing and a fifth double bedroom with access to eaves storage and built-in wardrobe.

Outside a driveway provides off street parking and to the rear is a large deck linking the two bi-folding doors which will be ideal for those entertaining. Beyond is a large timber garden shed and lawned garden which is enclosed and would be ideal for those with family requirements.

The property is situated within this sought after residential area within easy access to the town centre shopping, recreational and schooling facilities within this popular market town which has a railway station with mainline links. The southern bypass and the A1/M are convenient and provide access to the principal commercial centres of North and West Yorkshire.

Directions

From our office proceed through the traffic lights and turn right into King James Road. At the mini roundabout turn left into Aspin Lane. Proceed down Aspin Lane turning left into Aspin Drive where the property can be found further along on the left hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- Driveway 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

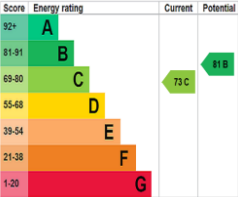
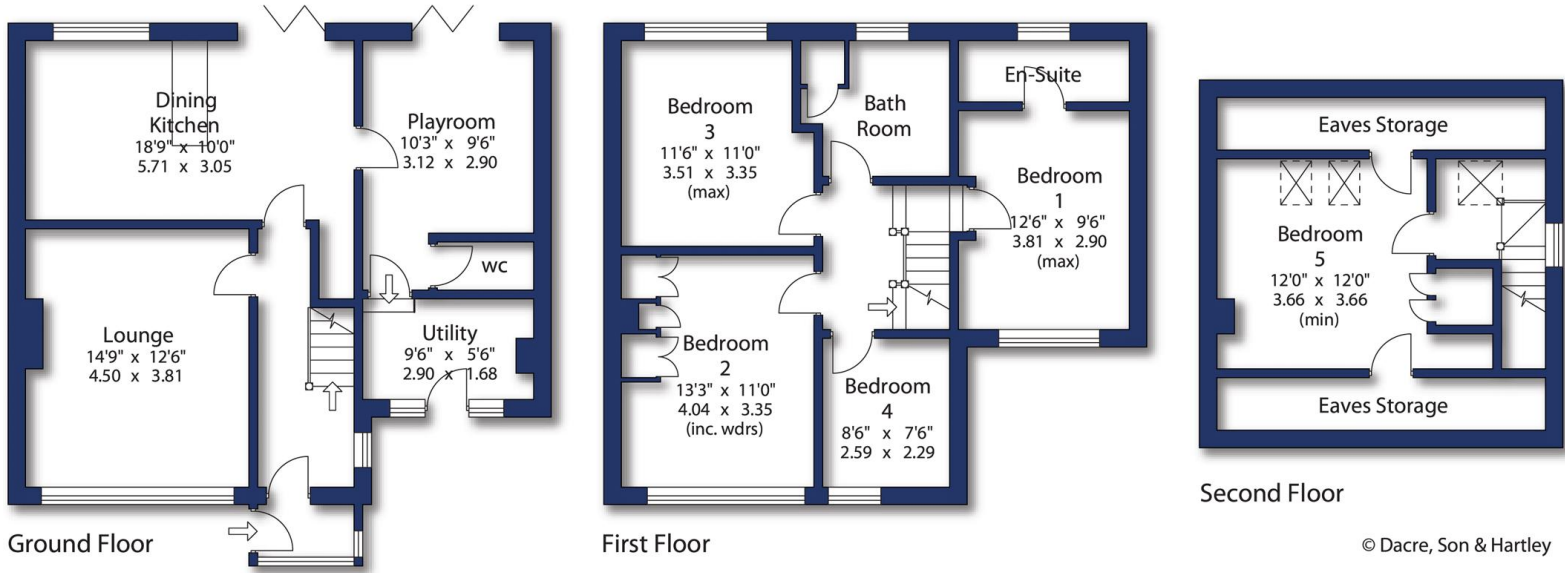
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

Approx Gross Floor Area = 1582 Sq. Feet
(Excluding Eaves Storage) = 146.65 Sq. Metres



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.

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