



Guide Price £285,000

- Popular and convenient residential location
- Three double bedrooms and modern shower room
- Two reception rooms
- Breakfast kitchen
- Ample off-street parking and garage
- Attractive front and private rear garden
- Now requiring modernisation

42 Chain Lane, Knaresborough, North Yorkshire, HG5 0AS

A deceptively spacious and individually designed three bedroom semi-detached family home with ample off street parking, private rear garden and garage, situated within this popular and convenient residential location.

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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 the property briefly comprises; covered entrance to reception hall having staircase to the first floor. There is a spacious lounge enjoying a pleasant aspect to the front. The dining room overlooks the

attractive private rear garden. The breakfast kitchen comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is a built-in breakfast bar and space for appliances. There is a double bedroom on the ground floor with deep understairs storage cupboard and built-in wardrobe and desk with eye-level cupboards above and window with attractive view to the rear. A modern shower room comprises a large walk-in shower, low flush WC and wash hand basin.

To the first floor there are two double bedrooms, both with built-in wardrobes and one having access to useful eaves storage.

Outside, a driveway provides ample off-street parking and leads to a single garage. There are deep well-stocked gardens to the front and a further feature is the most attractive private rear

garden which will no doubt appeal to both those entertaining and for those with family requirements. There is also a timber garden shed.

The property is situated within this sought after and convenient residential location within close proximity of Knaresborough's historic market town which is served with extensive shops, schools for all age groups and transport services including a railway station with mainline links. It is also ideal for the commuter with access to the bypass which leads to the A1(M) enabling comfortable daily travel to Leeds, Harrogate and York. The 1B bus stop is also conveniently located to the front of the property, enabling easy travel around Knaresborough and to Harrogate.

Directions

From our office proceed up the High Street and through the traffic lights into York Place. Continue into York Road and at the second set of traffic lights turn left onto Chain Lane, where the property will be found further along on the left hand side clearly marked by our For Sale board.

what3words rivers.restores.closet

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Ample driveway parking and 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.

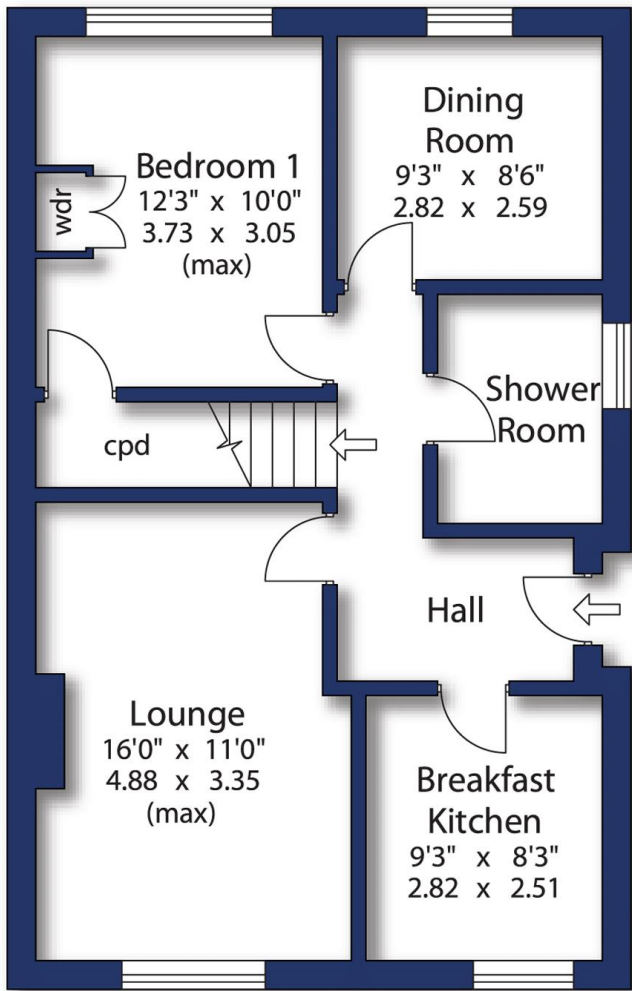
Referral fees

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.

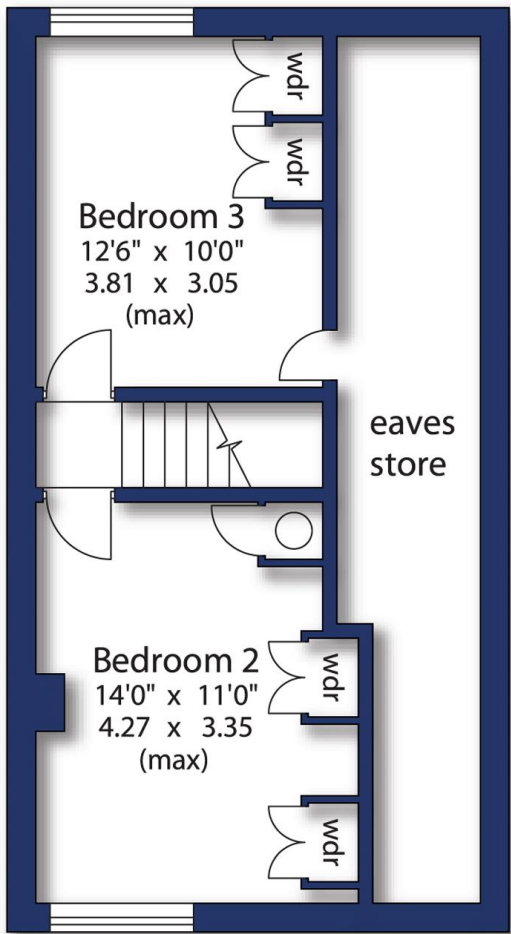
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Floorplans

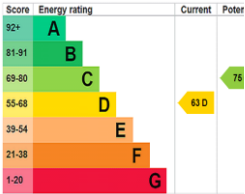


Ground Floor



First Floor

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