DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £325,000

- Highly sought after cul-de-sac
- Semi-detached family home
- Well-presented accommodation throughout
- Delightful private enclosed rear garden
- Three bedrooms
- Two reception rooms
- Garage
- Off-street parking

27 Tentergate Gardens, Knaresborough, North Yorkshire, HG5 9BL

A three bedroom semi-detached family home with private enclosed rear gardens situated in the cul-de-sac within this highly sought after residential location

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dacres.co.uk







27 Tentergate Gardens, Knaresborough, North Yorkshire, HG5 9BL

Harrogate 4 miles, York 17 miles, Leeds 19 miles (all distances approximate)

General remarks

An excellent opportunity to acquire a spacious three bedroom semi-detached family home which is now in need of modernisation but offers a prospective buyer an excellent opportunity to be able to put their own stamp on the property or extend subject to the necessary consents.

With gas central heating and uPVC double glazing, the property briefly comprises; entrance to reception hall with staircase to the first floor and a useful under stairs storage cupboard. There is an attractive lounge with feature multi paned window enjoying a pleasant open aspect to the front. There is an electric fire with tiled hearth and mantle. This leads through into the dining room which has sliding patio doors taking full advantage of the views over the large private rear garden. There is also a kitchen with a range of wall and base units with working surfaces and tile splashbacks over, four-ring gas hob, double electric oven, with space for further appliances.

To the first floor there are three bedrooms and a house shower room.

Outside, a driveway provides off street parking and leads to a single garage. There is a paved fore garden designed for ease of maintenance and one of the main features of the property are the large rear gardens which offer an excellent degree of privacy and will no doubt appeal to both those entertaining and those with family requirements. There is a terrace and gravelled seating area and lawned garden areas with some flowerbed borders with many specimen trees and shrubs. There is also a greenhouse.

The property is situated in a cul-de-sac within this highly sought after residential location just a short distance from the centre of Knaresborough where there is excellent shopping, recreational and schooling facilities including a railway station with main line links. The A1/M is also easily accessible and provides access to the principal commercial centres of North and West Yorkshire.

Directions

From our Knaresborough office, proceed down the High Street turning right onto Boroughbridge Road. Turn left into Tentergate Lane and left into Tentergate Gardens where the property can be found further along on your right-hand side.
what3words nozzle.juicy.reworked

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services are installed and heating via a gas fired central heating boiler
- Driveway 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

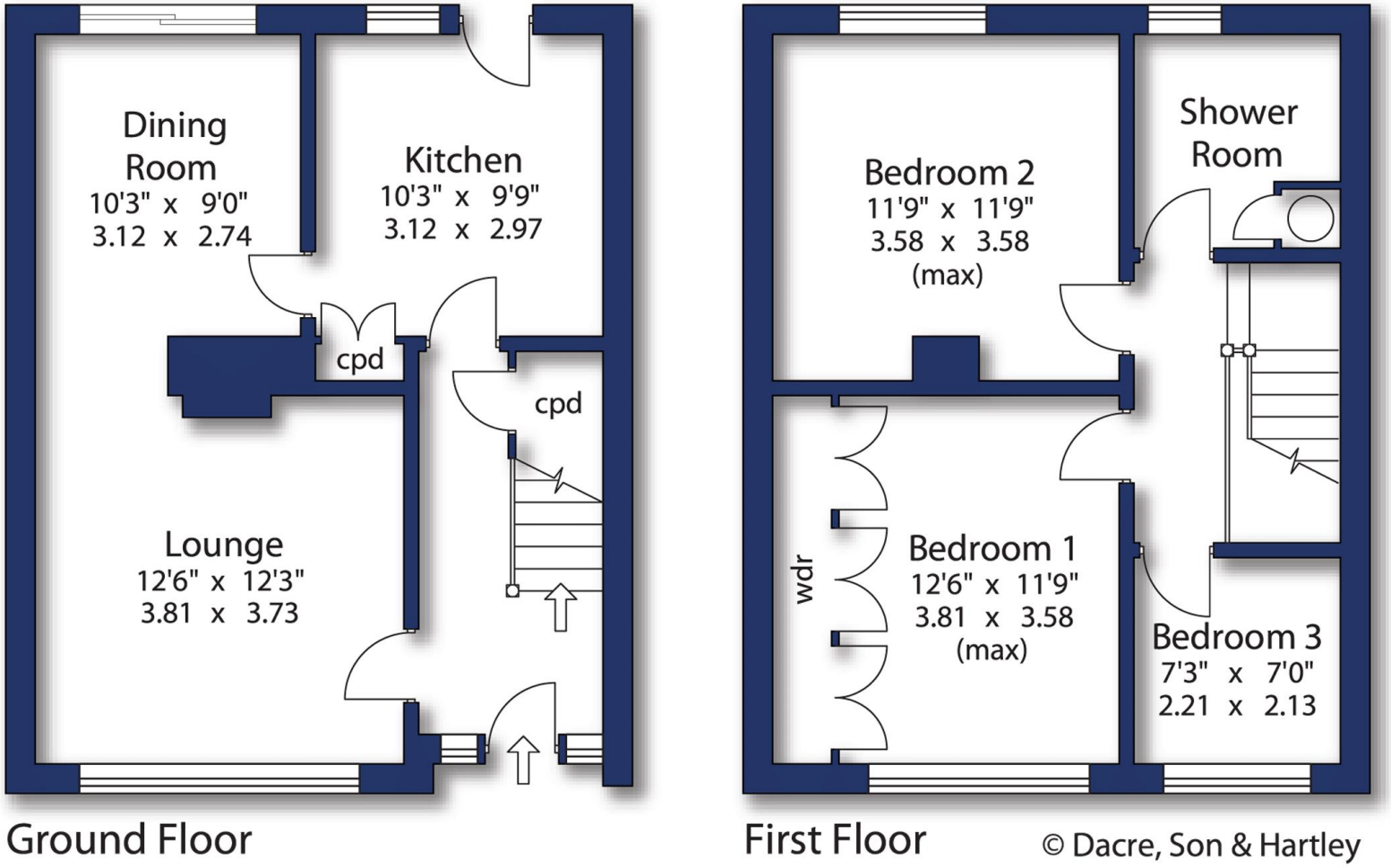
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

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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.

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