



Guide Price £285,000

- Popular and convenient residential location
- Two double bedrooms and useful attic
- Kitchen and recently refitted wet room
- Attractive lounge with electric flame effect fire
- Off street parking and single garage
- Easily maintained rear garden

46 Stockwell Lane, Knaresborough, North Yorkshire, HG5 0DA

A deceptively spacious two bedroom semi-detached bungalow with useful attic, off street parking and garage, which has recently undergone a scheme of improvements and reveals well-appointed accommodation throughout situated within this popular and convenient residential location.

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46 Stockwell Lane, Knaresborough, HG5 0DA

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

General remarks

An excellent opportunity to acquire a spacious two bedroom semi detached bungalow situated within this highly regarded residential location.

The property has recently undergone a scheme of improvements

and now reveals well-appointed accommodation throughout.

With gas central heating and uPVC double glazing, the property briefly comprises; reception hall which leads to the lounge which has windows to two elevations and a feature flame effect electric fire. The kitchen comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is a double oven, four ring gas hob with filter hood over and space for further appliances. A cupboard houses the central heating boiler and a staircase leads to the first floor. The dining room could be used as a second bedroom and has a sliding patio doors onto the rear garden.

The principal bedroom has a built-in wardrobe and there is a recently refitted wet room with contemporary fittings.

From the kitchen a staircase leads to the first floor where there is

a useful attic and has access on the landing to useful eaves storage.

Outside a brick paved driveway provides ample off street parking and leads to a single garage. There is an attractive garden to the front laid to lawn with shaped flowerbed borders and to the rear there is a brick paved garden with flowerbed borders and a small lawn.

The property is situated within this sought after and convenient location within close proximity of Knaresborough's historic market town which is well served with extensive shops, schools for all age groups and transport services which include a railway station with mainline links. It is also ideal for the commuter to the bypass which leads to the A1/M enabling comfortable daily access to Leeds, Harrogate and York.

Directions

From our office, proceed up the High Street turning left at the traffic lights into Park Row, follow the road round turning right into Stockwell Lane, proceed down Stockwell Lane where the property will be found on your right hand side clearly marked by our For Sale board.

what3words hounded.presented.lace

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- All mains services are installed
- 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.

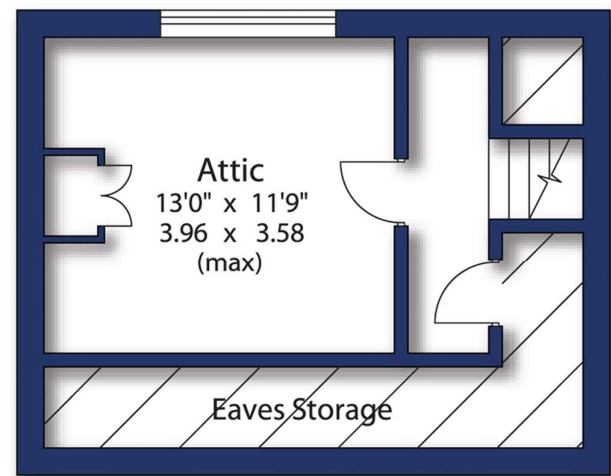
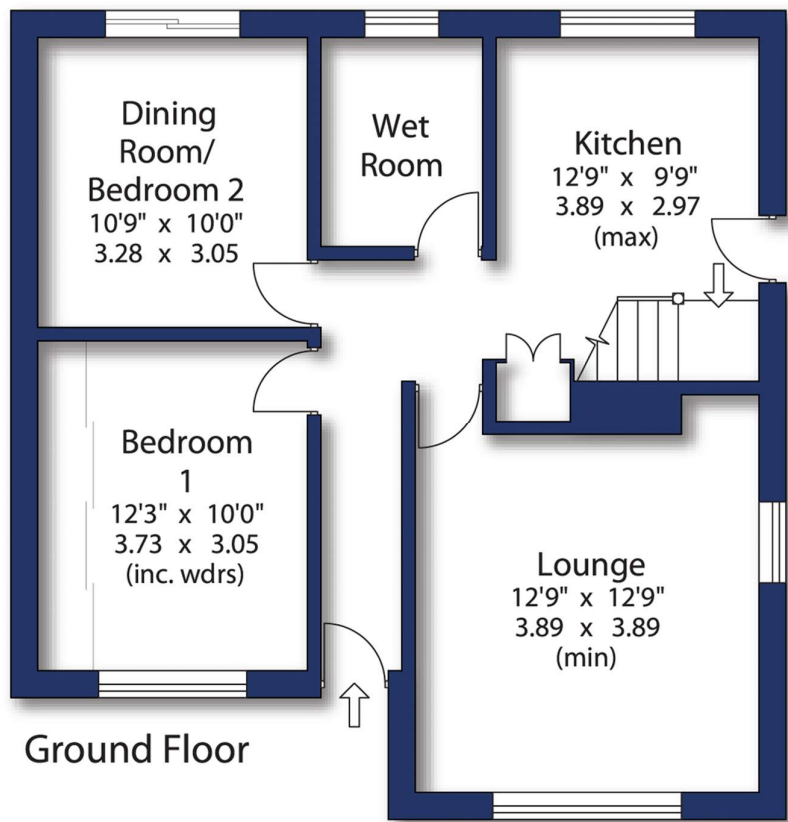
Referral fees

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.

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Floorplans



First Floor © Dacre, Son & Hartley



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