DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £188,500

- Popular and convenient near town centre location
- Two bedrooms and modern house bathroom
- Refitted kitchen
- Attractive lounge
- Private courtyard garden

17 Kings Road, Knaresborough, North Yorkshire, HG5 0AZ

A well-presented two bedroom mid-terrace property with private courtyard garden, situated within this popular and convenient residential location.

35a High Street, Knaresborough, HG5 0ET
Tel: 01423 864126
Email: knaresborough@dacres.co.uk







17 Kings Road, Knaresborough, HG5 0AZ

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, entrance hall with staircase to the first floor. There is an attractive lounge with small understairs storage cupboard. The kitchen has been refitted with a contemporary range of matching wall and base units with working surfaces over. There is an oven with four ring electric hob and filter hood over and space for appliances.

To the first floor there is a double bedroom with built-in cupboard and a second single bedroom. The house bathroom comprises a modern matching white three piece bath suite with shower over the bath.

Outside there is a small enclosed courtyard garden to the front which has been gravelled and to the rear there is a private enclosed garden which has been designed for ease of maintenance with timber garden shed and will be ideal for those entertaining.

The property is situated within this popular residential location, well-placed for those who require access into the town centre where there is excellent shopping, recreational and schooling facilities including the highly regarded King James School. There is also a railway station with mainline links and the A1(M) lies to the east of the town making areas for the commuter more accessible further afield.

Directions

From our office proceed up the High Street and through the traffic lights into York Place. Continue into York Road turning left into Chain Lane and right into Kings Road where the property can be found on the left hand side clearly marked by our For Sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- All mains services are installed. Heating is via a gas fired boiler.
- On street 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

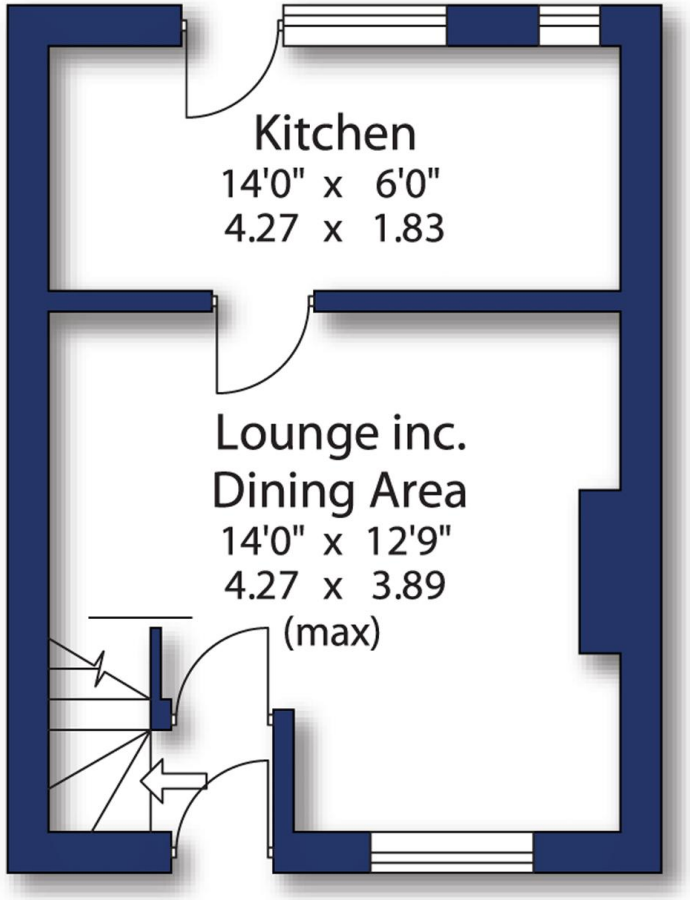
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

Dacres Ref: KNA260229

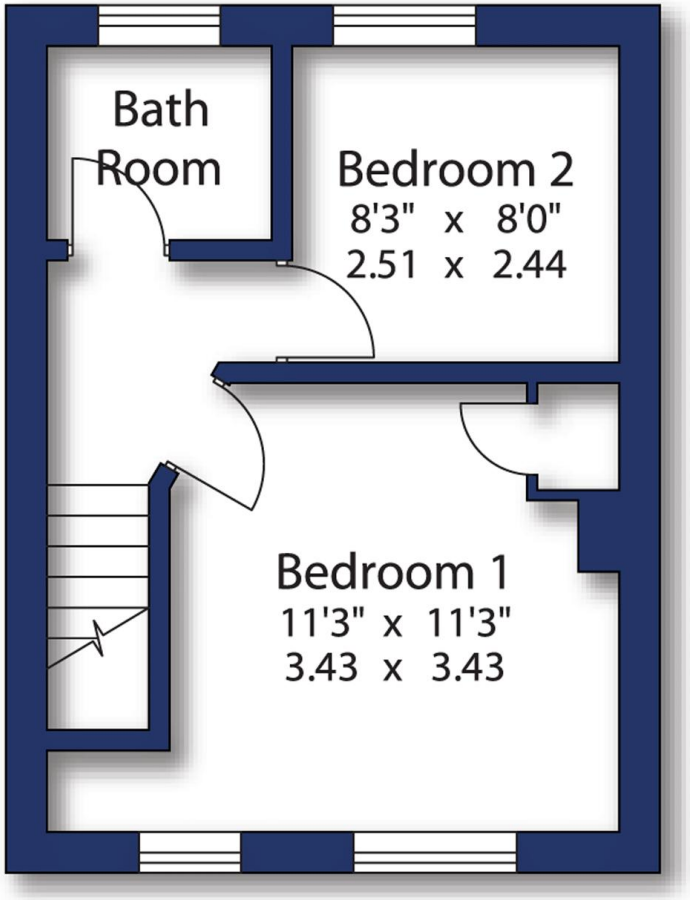




Floorplans

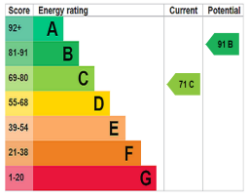


Ground Floor



First Floor

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