



Guide Price £375,000

- Prime residential location
- Private garden adjoining the Nidd Gorge
- Three bedrooms and modern shower room
- Two reception rooms
- Breakfast kitchen and small conservatory
- Ample off street parking and large detached single garage

62 Aspin Oval, Knaresborough, North Yorkshire, HG5 8EL

A well-presented and deceptively spacious three bedroom semi-detached bungalow with private garden adjoining the crag top, ample off street parking and large single garage, situated within this prime residential location.

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62 Aspin Oval, Knaresborough, HG5 8EL

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

General remarks

With gas central heating and uPVC double glazing throughout, this deceptively spacious semi-detached bungalow is situated in a prime residential location adjoining the crag top to the rear. Viewing is highly recommended and the property briefly comprises reception hall with access to the roof void via a folding

loft ladder. A spacious lounge enjoys an open aspect to the front and there is a living flame gas fire. There is a separate dining room again with private aspect to the front. The breakfast kitchen comprises a range of matching wall and base units with working surfaces and tiled splashbacks over. There is an oven with grill above, four ring gas hob with filter hood over and space for further appliances. A door leads into the conservatory with a glazed door to the private rear garden and there is a useful storage cupboard. There are two double bedrooms, a third single bedroom and a modern house shower room with corner shower cubicle and a separate refitted WC.

Outside a block paved driveway provides ample off-street parking and leads to a large detached single garage (19' x 10'3) with electric light and power and electric roller shutter entrance door.

There is an attractive front garden laid to lawn with an established wildflower bed in the middle and shaped flowerbed borders with shrubs. A further feature of the property is the private rear garden which adjoins the crag top. There is a shaped lawned garden with raised flowerbed and further flowerbed borders with specimen shrubs. The rear garden will be ideal for those entertaining and for those with families.

The property is situated in this highly regarded residential location. It has ease of access to the town centre shopping, recreational and schooling facilities within this popular market town, which also has a railway station with mainline line links. The property adjoins the crag top where delightful walks can be enjoyed along the Nidd Gorge. The southern bypass and the A1(M) are also convenient and provide access to the principal commercial centres of North and West Yorkshire.

Directions

From our office proceed up the High Street and through the traffic lights. Turn right into King James Road and at the mini roundabout turn left into Aspin Lane. Proceed down Aspin Lane turning right into Aspin Oval, pass The Green on the right, where the property can be found further along on the right-hand side clearly marked by our For Sale board.

what3words froze.arrive.fire

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- All mains services are installed. Domestic heating is via gas central heating boiler.
- Off street parking and large 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.

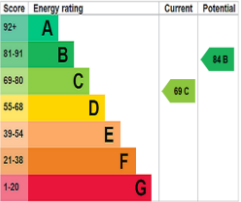
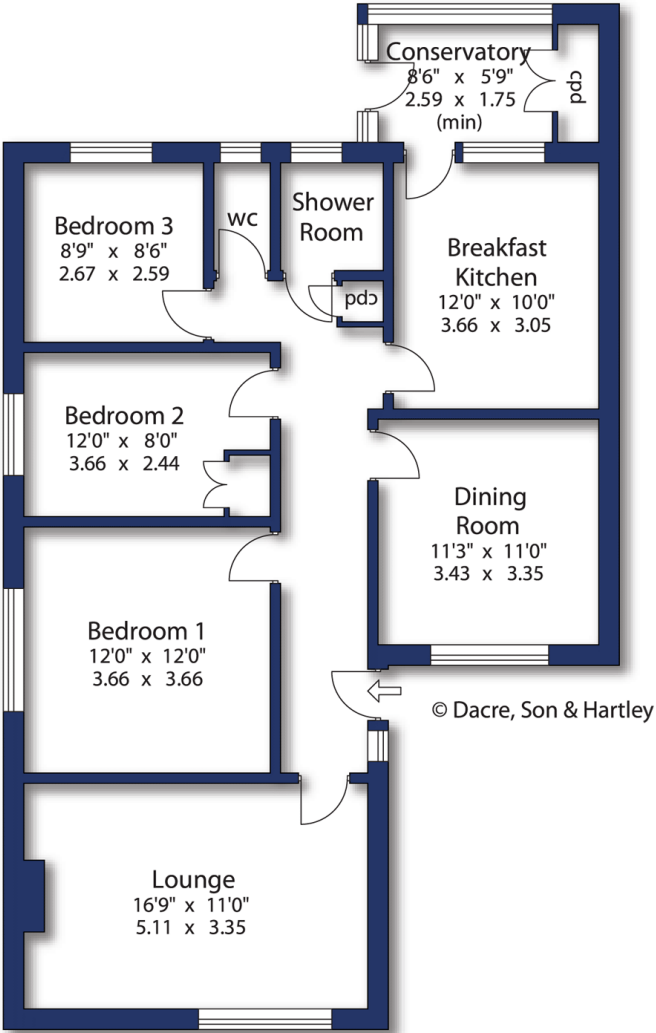
Referral fees

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



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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