DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £219,950

- Sought after residential location
- Cul-de-sac position
- Two double bedrooms and house bathroom
- Lounge and dining kitchen
- Enclosed rear garden
- Off street parking for two cars

10 Newtondale Close, Knaresborough, North Yorkshire, HG5 0PU

A two bedroom mid-terraced property situated toward the head of a cul-de-sac within this highly sought after residential location with enclosed rear garden and allocated parking for two cars.

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dacres.co.uk







10 Newtondale Close, Knaresborough, HG5 0PU

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 which leads through into the lounge with staircase to the first floor and private aspect to the front. The dining kitchen comprises a range of matching wall and base units with working surfaces and tile splashbacks over. There is a panel and glazed door to the rear and space for appliances. There is an oven with grill and four ring electric hob with filter hood over. There is also a useful understairs storage cupboard.

To the first floor there are two double bedrooms and the house bathroom comprises a matching white three piece bath suite with shower attachment over the bath. There is also a useful linen cupboard.

Outside there is a small open plan lawned garden to the front and a further feature of the property is the enclosed rear garden which will no doubt appeal to both those entertaining and for those with family requirements. There is a patio leading on to a lawned garden and beyond there is also allocated parking for two cars.

The property is situated at the head of a cul-de-sac within this sought after residential location. Knaresborough has excellent shopping, recreational and schooling facilities along with a railway station with mainline links. The southern bypass is also convenient and offers access to the principal commercial centres of North and West Yorkshire. 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 and at the traffic lights turn left into Chain Lane and right into Eastfield. Continue as far as you can turning left into Farndale Road, bear right into Bilsdale Grove and right into Newtondale Close where the property can be found at the head of the cul-de-sac.

what3words parading.shorten.hidden

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- All mains services are installed. Central heating and hot water are via a gas boiler.
- Off street parking for two cars

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

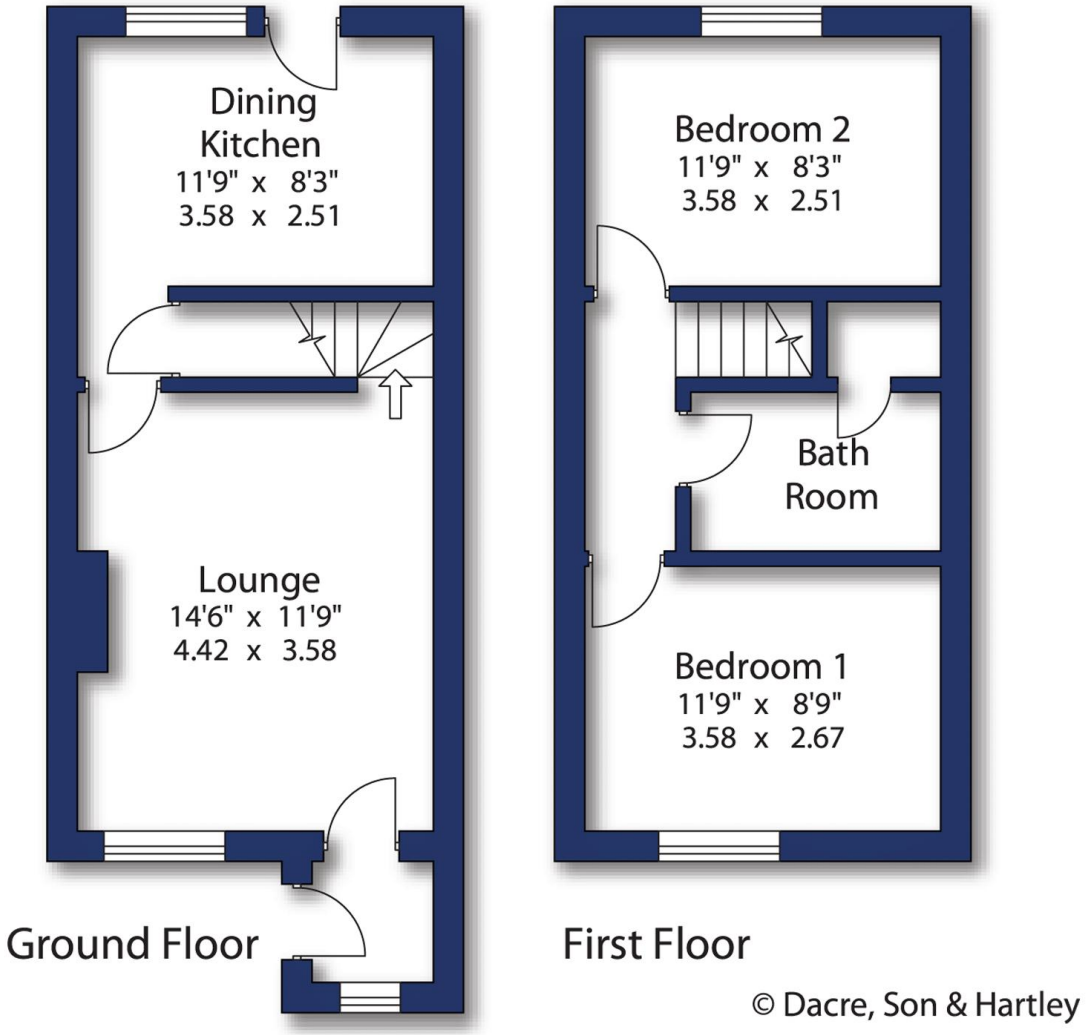
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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

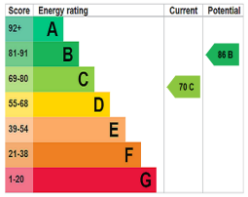
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Floorplans





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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