DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £379,950

- Close to excellent primary and secondary schools
- Highly sought after residential location
- Four bedrooms and house bathroom
- Attractive lounge
- Large dining kitchen
- Single garage and off street parking
- Enclosed rear garden

18 Fountains Way, Knaresborough, North Yorkshire, HG5 8HU

A four bedroom detached family home with off street parking and single garage enjoying a tucked away position and situated within this highly regarded residential location.

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18 Fountains Way, Knaresborough, HG5 8HU

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, reception hall with staircase to the first floor and guest cloakroom. The lounge enjoys a pleasant and private aspect to the front and leads through into a large dining kitchen which comprises a comprehensive range of matching wall and base units with working surfaces, tiled splashbacks over and a built-in breakfast bar. There is a Belling range style oven, double oven with five ring gas hob and space for further appliances. There is a stable door leading onto the rear garden and windows again enjoy a pleasant aspect to the rear and a deep understairs storage cupboard.

To the first floor the principal bedroom has a comprehensive range of built-in wardrobes and drawers and eye level cupboards above the bed. There are two further double bedrooms and a fourth single bedroom. The house bathroom comprises a matching white three piece bath suite with shower over the bath.

Outside, a driveway provides ample off street parking and leads to a garage. There is a most attractive front garden which has been gravelled to create further parking if required and shaped flowerbed borders with specimen and mature trees and shrubs. The rear garden has a terrace and raised flowerbed borders leading onto a gravelled area and small lawn.

The property is situated within this sought after residential location with ease of access to the town centre shopping, recreational and schooling facilities within this popular market town which has a railway station with mainline links. 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 onto Aspin Lane. Continue all the way down Aspin Lane turning left onto Rievaulx Avenue. Proceed down Rievaulx Avenue turning right onto Fountains Way where the property can be found further along on the left hand side clearly marked by our For Sale board.

what3words noises.spellings.fuzz

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler.
- Single garage and off 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

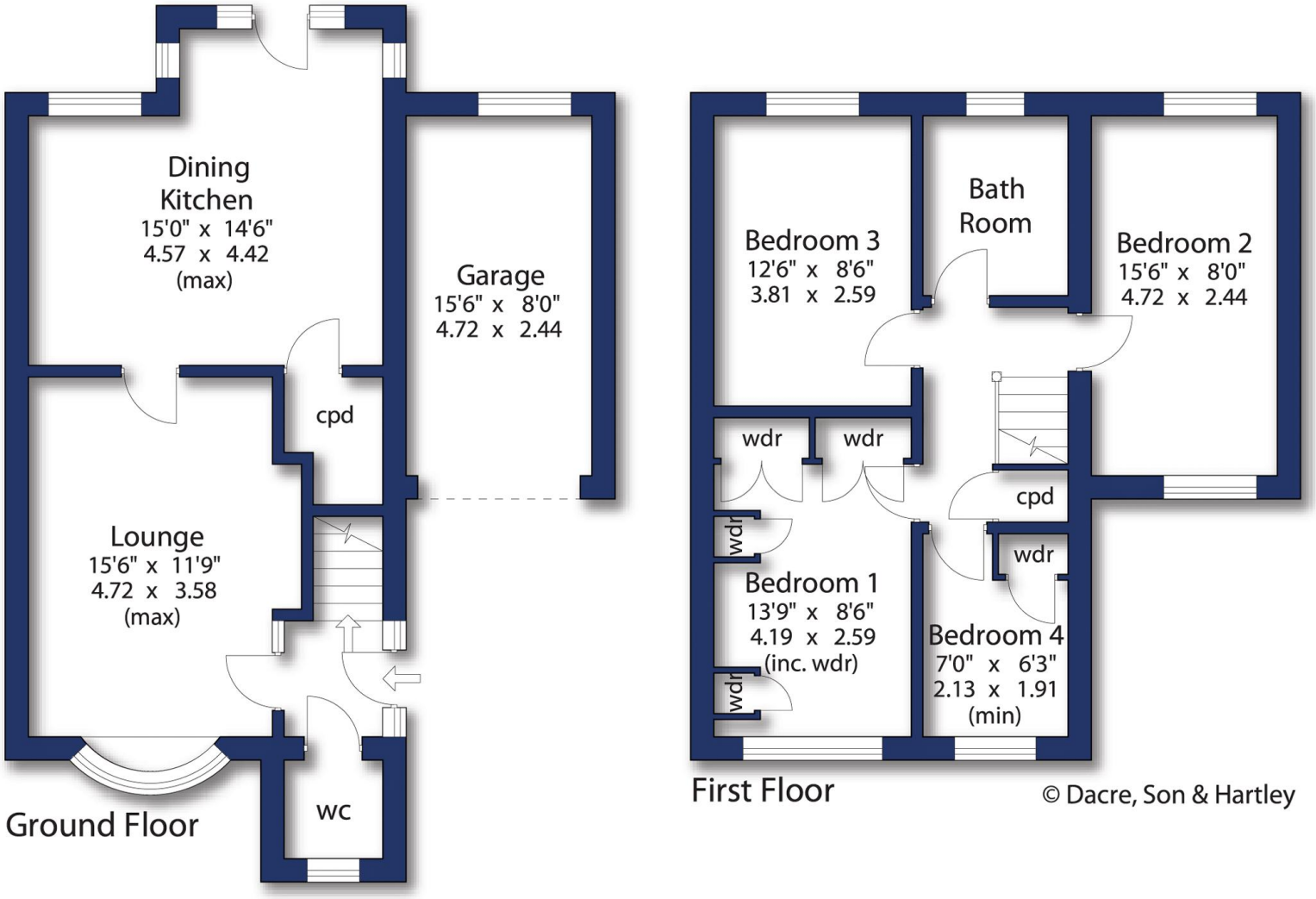
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: KNA260389





Floorplans



EPC TO ADD

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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