



Guide Price £345,000

- Highly regarded semi-rural location
- Excellent potential for further extension (subject to consents)
- Three bedrooms and house bathroom
- Attractive sitting room with multi fuel burning stove
- Dining room and kitchen
- Large conservatory
- Ample off-street parking and detached garage
- Attractive front and rear garden

2 Woodmans Cottages, Flaxby, Knaresborough, North Yorkshire, HG5

A characterful three-bedroom semi-detached cottage offering excellent potential for extension subject to the necessary consents together with ample parking, garage and gardens situated within this delightful semi-rural location.

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2 Woodmans Cottages, Flaxby, Knaresborough, North Yorkshire, HG5 0RR

Harrogate 7 miles, York 14 miles, Leeds 21 miles (all distances approximate)

General remarks

An increasingly rare opportunity to acquire a characterful three bedroom semi-detached cottage situated overlooking the green within this highly regarded semi-rural location.

The property now offers excellent potential for further extension subject to all the necessary consents and viewing is highly recommended. With oil central heating the property briefly comprises, spacious entrance porch which overlooks the attractive front garden. There is a hallway with staircase to the first floor and leads through into a most attractive beamed ceiling sitting room with view toward the green and multi fuel burning stove. There is also a deep understairs storage cupboard.

The kitchen has a window overlooking the rear garden and a range of matching wall and base units. There is a newly installed oil central heating boiler. Steps lead down to a dining room which in turn leads into a conservatory which overlooks the rear garden. There is also a ground floor WC.

To the first floor there are three bedrooms and the house bathroom comprises a matching white three piece bath suite with shower over the bath.

Outside to the front of the property a gravel driveway provides ample off-street parking and leads to a detached garage. There is a deep lawned garden with flowerbed borders with views towards the green. A further feature of the property is the rear garden which would be ideal for those entertaining and for those with family requirements. The garden is laid predominantly to lawn with patio area and views toward open fields.

The property is situated within this highly sought after semi-rural location and is ideally placed for the commuter being within easy reach of the A1/M which gives direct access to Yorkshire's commercial centres and further afield. The property is well located for access to York, the nearby market town of Knaresborough and the spa town of Harrogate.

Directions

Proceed out of Knaresborough on the York Road as if heading toward the A1. Turn left at the signpost for Flaxby and upon entering the village the property will be found opposite the green on the right-hand side clearly marked by our For Sale board.

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity and water, oil-fired heating.
- Off-street parking and single garage

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

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 £24.00 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.

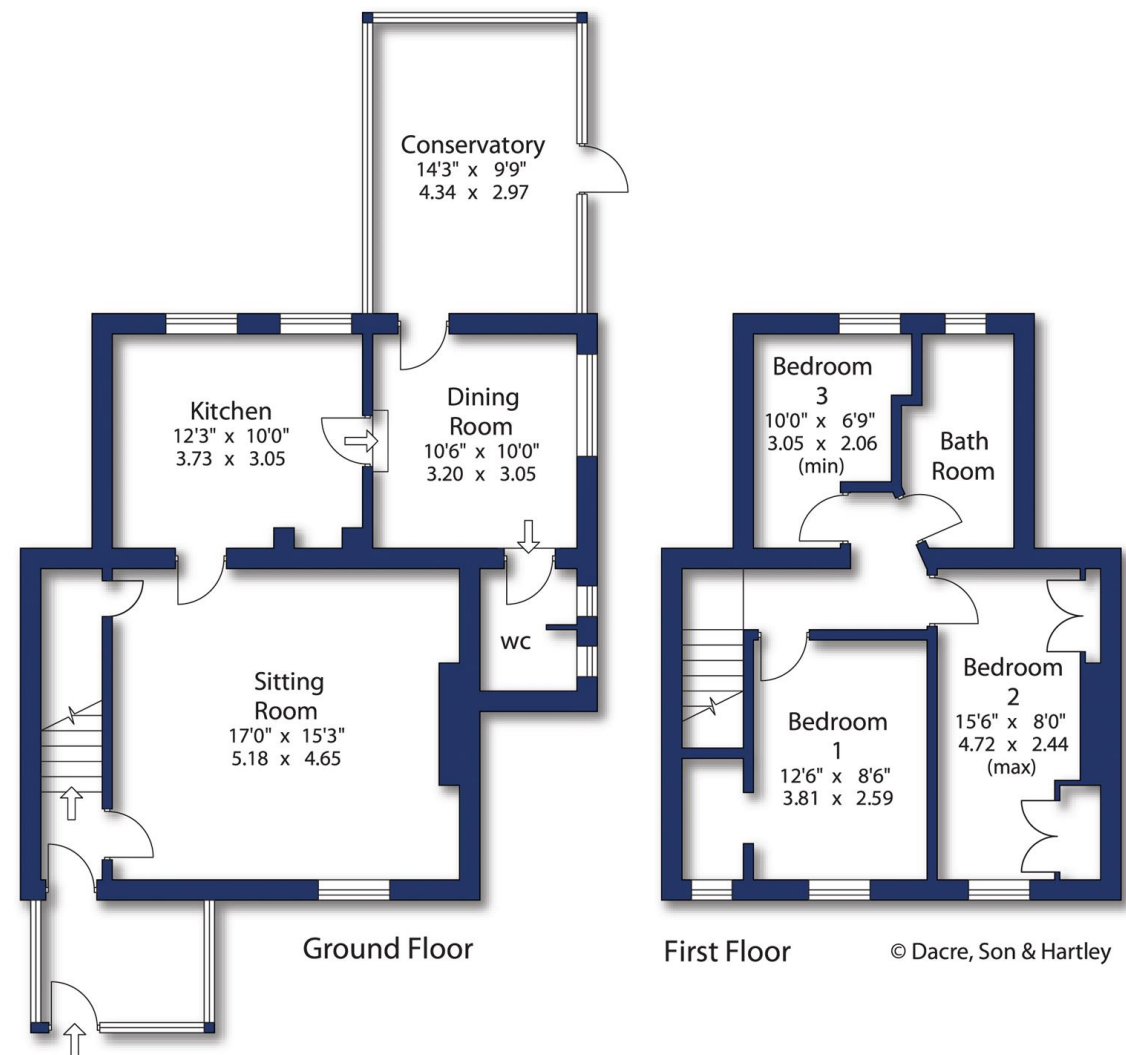
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves 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.

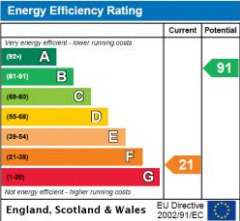
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Floorplans



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