

# HUNTERS<sup>®</sup>

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## Queens Road

Knaresborough, HG5 0AT

Council Tax: B

Price Guide £175,000



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Knarborough, HG5 0AT

Price Guide £175,000



## Lounge

14'1" x 12'5" (4.30 x 3.80)

Access via UPVC entrance door, two UPVC double glazed windows to front elevation, stairs to first floor, radiator, TV point, feature fire place, under stairs storage cupboard, wood flooring, through to:

## Kitchen

14'1" x 5'6" (4.30 x 1.70)

Quality modern range of wall and base mounted units with working surfaces over with inset sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, plumbing and space for washing machine, integrated under counter fridge, UPVC double glazed windows to rear elevation, UPVC double glazed door to rear garden.

## First Floor Landing

Doors to:

## Bedroom One

13'1" x 10'9" (4.00 x 3.30)

Two UPVC double glazed windows to front elevation, radiator.

## Bedroom Two

7'10" x 7'6" (2.40 x 2.30)

UPVC double glazed window to rear elevation, radiator.

## Bathroom

5'10" x 5'2" (1.80 x 1.60)

White suite comprising panel bath with electric shower over, low level WC, pedestal wash hand basin, tiled walls, radiator, UPVC double glazed window to rear elevation.

## Outside

A low maintenance paved garden to both front and back.

## EPC

Environmental impact as this property produced 2.6 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Freehold  
Council Tax Banding; B

OFFERED FOR SALE WITH NO ONWARD CHAIN. A recently modernised two-bedroom terraced home situated in this popular Knaresborough location, close to highly regarded schools and wide ranging amenities including shops, bars and railway station. With a newly fitted kitchen and new carpets throughout, the property is well presented, benefits from a cul-de-sac location and has private front and rear gardens.

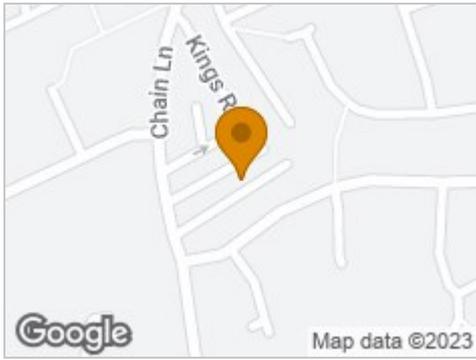
The property briefly comprises: Entrance into a spacious lounge/diner, stunning new kitchen with access to the garden, a first-floor landing serves two bedrooms and the house bathroom.

To the outside is a front courtyard garden with mature shrubs and brick borders and to the rear is a low maintenance garden laid with flagstones and gravel borders with a gate leading to a rear lane. An early viewing comes highly recommended.

- OFFERED TO THE MARKET CHAIN FREE
  - Beautifully presented
  - Newly fitted kitchen
- Decorated throughout with new carpets
  - Open plan lounge and dining space
  - New fitted kitchen
- Front and rear easy to maintain gardens
- Cul-de-sac location with access to rear lane
- Ideal location close to well regarded schools
  - Early viewing recommended



## Road Map



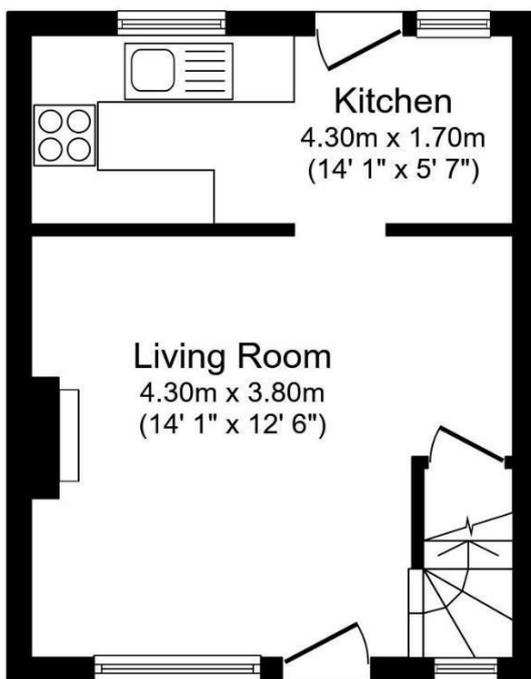
## Hybrid Map



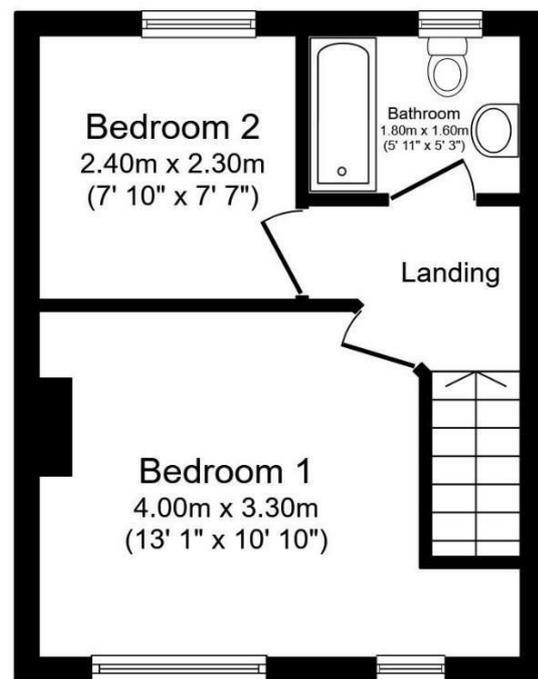
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

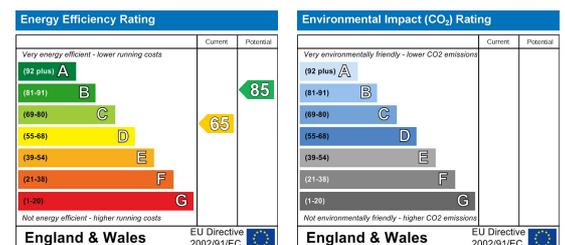
Total floor area 48.2 sq.m. (518 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Harrogate Lettings Office on 01423 877083 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.