



## Byland Mews, Knaresborough, HG5 8HS

- Situated in the desirable and quiet location of Byland Mews, Knaresborough
- Ideal home for families, couples, or buyers seeking additional space
- Additional garage providing excellent storage
- Set within a vibrant community with rich history and picturesque surroundings
- Early viewing highly recommended
- Three well-proportioned bedrooms comprising two doubles and one cosy single
- Spacious kitchen, room for a dining table
- Rear garden offering a private space for gardening or leisure
- Bright and airy lounge, perfect for relaxing
- Council Tax Band C

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**Guide Price £290,000**

# Byland Mews, Knaresborough, HG5 8HS

## DESCRIPTION

Located in Byland Mews, Knaresborough, this mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including two spacious double rooms and a cosy single, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy lounge, which provides a wonderful setting for relaxation and entertaining. The generous kitchen and dining area is perfect for family meals and gatherings, ensuring that every culinary experience is enjoyable.

The well-maintained bathroom caters to all your needs, while the additional garage offers ample storage solutions, making it easy to keep your home organised.

Outside, the front and rear gardens provide lovely outdoor spaces for gardening enthusiasts or simply enjoying the fresh air. This home is not only a comfortable retreat but also a fantastic opportunity to embrace the vibrant community of Knaresborough, with its rich history and picturesque surroundings.

In summary, this mid-terrace house in Byland Mews is a wonderful opportunity for those seeking a spacious and inviting home in a desirable location. With its ample living space, outdoor areas, and convenient storage options, it is sure to appeal to a wide range of buyers.

## EPC

Energy rating C

This property produces 2.3 tonnes of CO<sub>2</sub>

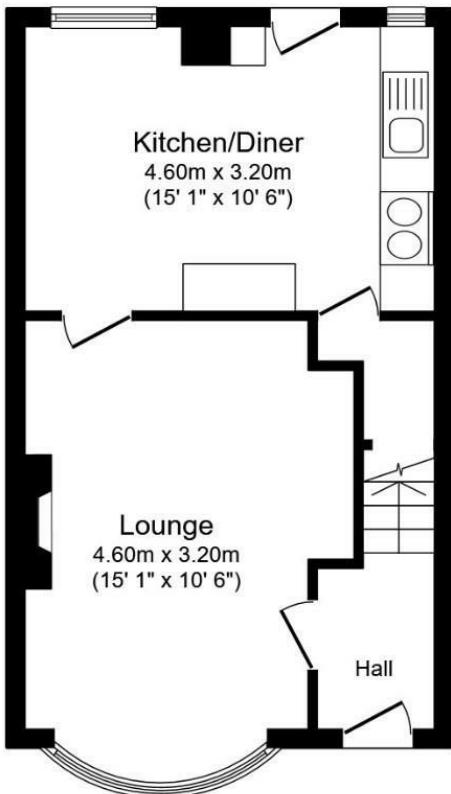
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: C



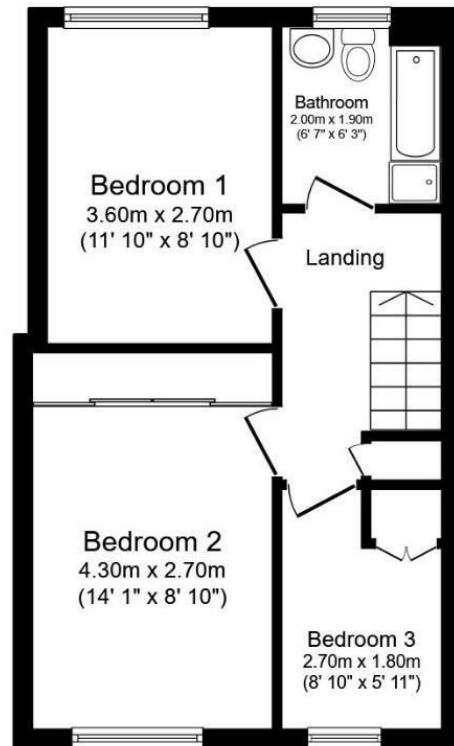




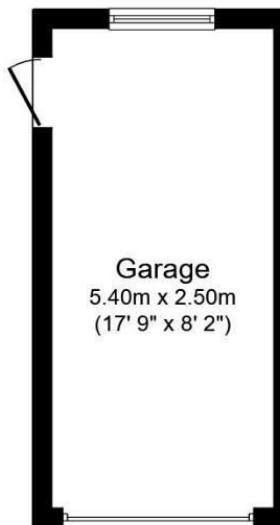
## Ground Floor

Total floor area 86.7 sq.m. (933 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)



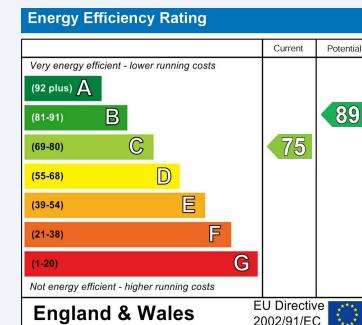
## First Floor



## Garage

# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>