



Blackbird Avenue, , Knaresborough, HG5 0GH

- Popular residential location in Knaresborough
- Modern upgraded kitchen
- Double doors leading to the rear garden
- Enclosed rear garden
- Close to local amenities and schools
- Spacious top-floor main bedroom with en suite
- Lounge with contemporary media wall
- Well-presented accommodation throughout
- Detached garage and off-street parking
- Council Tax Band D

Offers In Excess Of £365,000



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DESCRIPTION

Located in the sought-after area of Knaresborough, this beautifully presented home on Blackbird Avenue offers a perfect blend of modern living, style, and comfort. The property boasts a spacious top-floor bedroom complete with a contemporary en suite, creating a private retreat ideal for relaxation. Thoughtfully designed throughout, the home offers versatile and well-proportioned accommodation perfectly suited to modern family living.

At the heart of the home is the upgraded modern kitchen, finished to a high standard and designed to cater to both everyday living and entertaining. The stylish lounge features a contemporary media wall, providing a superb focal point for the room, while double doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living spaces.

Externally, the property benefits from a detached garage, offering excellent storage, parking, or potential workshop space, together with an enclosed garden ideal for families and entertaining. There is also an EV charger fitted on the driveway.

Situated within a popular residential development, the property enjoys excellent access to Knaresborough's wide range of amenities, highly regarded schools, transport links, and picturesque countryside walks. Combining modern finishes with practical living space, this is an excellent opportunity for a range of buyers looking to enjoy everything this vibrant and desirable area has to offer.

EPC

Energy rating B

This property produces 1.5 tonnes of CO2

Material Information - Harrogate

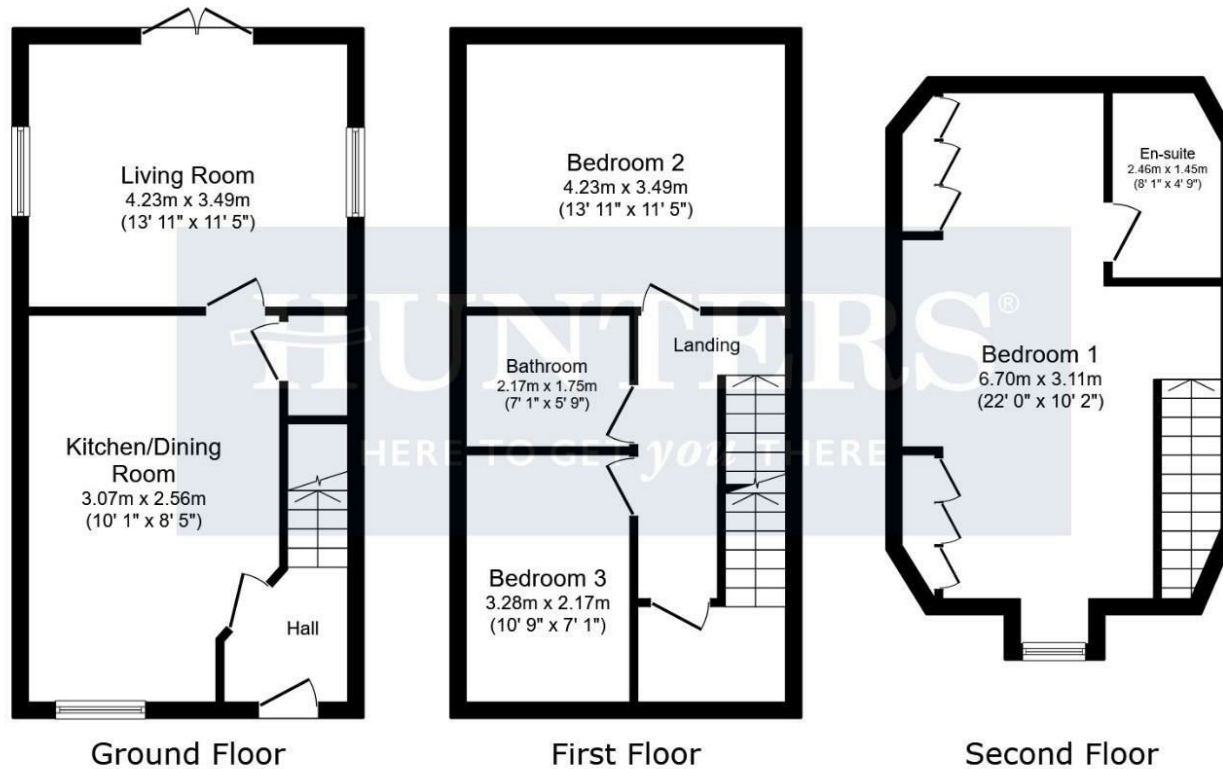
Tenure Type: Freehold

Council Tax Banding: D





31, Blackbird Avenue, Knaresborough, HG5 0GH, GB



Total floor area: 102.0 sq.m. (1,098 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Viewings

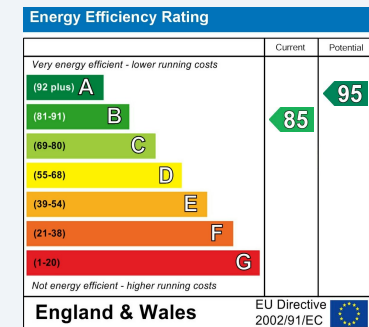
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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