



Pinfold Green, Staveley, Knaresborough, HG5 9LR

- Sought after cul-de-sac location
- Recently fitted windows & entrance door
- Quality re-fitted bathroom & en-suite shower room
- Downstairs WC
- High standard of presentation throughout
- Modern re-fitted kitchen
- Private enclosed rear garden
- Off road parking & integral garage with electric door
- Large reception dining hall
- Council Tax Band E

Guide Price £400,000



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DESCRIPTION

Located on a cul-de-sac in Staveley, this semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family.

The house boasts two bathrooms, including a quality re-fitted bathroom that adds a touch of luxury to your daily routine. A convenient downstairs WC enhances the practicality of the home, making it suitable for guests and family alike.

Outside, you will find a private enclosed rear garden, perfect for enjoying the fresh air or hosting summer barbecues. The property also benefits from off-road parking, ensuring that you have a secure and convenient place for your cars, along with a garage for extra storage.

This sought-after location not only offers a peaceful environment but also provides easy access to local amenities and transport links, making it an ideal choice for those looking to settle in a friendly community. With its appealing features and prime location, this semi-detached house is a wonderful opportunity for anyone looking to make a new home in Knaresborough.

EPC

Energy rating D

This property produces 4.3 tonnes of CO2

Material Information - Harrogate

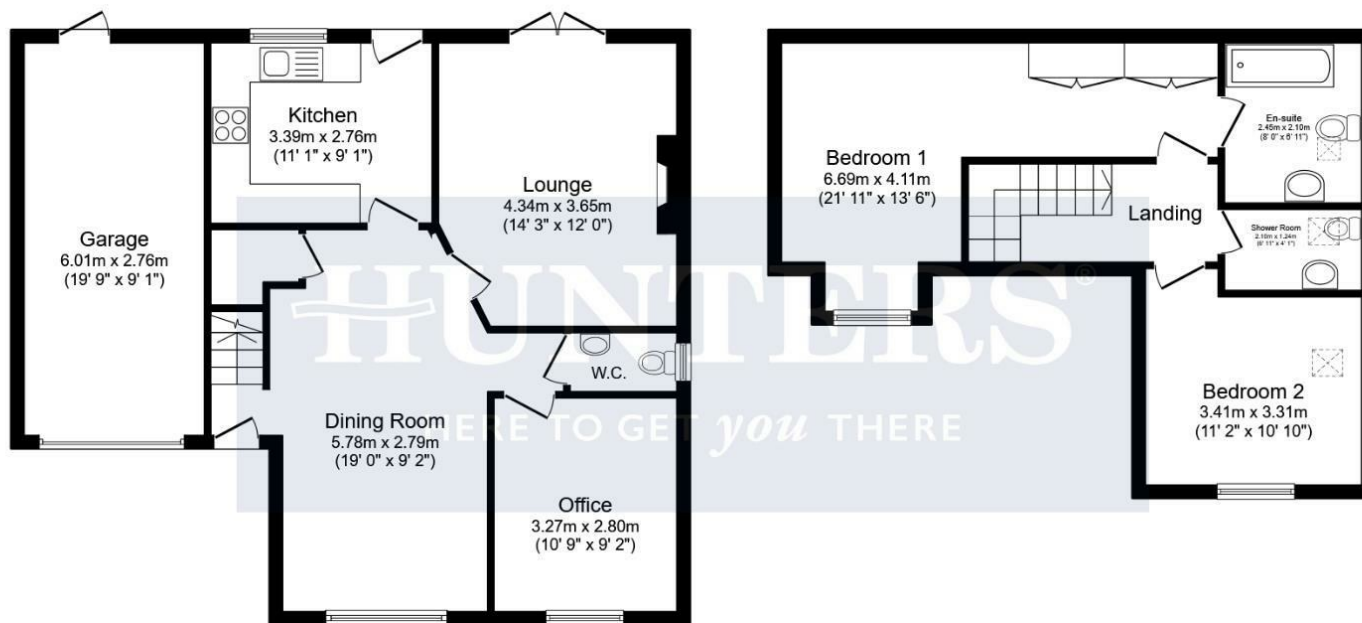
Tenure Type: Freehold

Council Tax Banding: E





28, Pinfold Green, Knaresborough, Staveley, HG5 9LR, GB



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

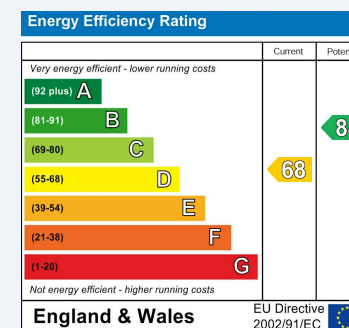
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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