

# HUNTERS®

HERE TO GET *you* THERE



## Manor Road

Knaresborough, HG5 0BN

Council Tax: C

Offers Over £230,000



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### Entrance Hall

Access via composite door, stairs to first floor, doors to:

### Lounge

11'1" x 10'7" (3.39 x 3.23)

UPVC double glazed window to front elevation, radiator, TV point, laminate flooring.

### Kitchen

14'0" x 7'5" (4.27 x 2.27)

Modern range of wall and base mounted units with Quartz working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, integrated fridge freezer, washing machine, laminate flooring, inset ceiling spot lights, door to:

### WC

Low level WC, wash hand basin.

### First Floor Landing

Doors to:

### Bedroom One

17'11" x 9'6" (5.47 x 2.92)

Two UPVC double glazed windows to front elevation, radiator.

### Bedroom Two

11'6" x 9'1" (3.53 x 2.78)

UPVC double glazed window to rear elevation, radiator.

### Bathroom

Modern white suite comprising panel bath with shower over and glazed screen, low level WC,

pedestal wash hand basin, part tiled walls, chrome heated towel rail, UPVC double glazed window to rear elevation.

### EPC

Environmental impact as this property produces 1.0 tonnes of CO2.

### Material Information

Tenure Type; Freehold

Council Tax Banding; C

**IDEAL FOR FIRST TIME BUYERS.** An opportunity to purchase a well presented spacious two bedroom mid terrace home with enclosed rear garden, finished to a very high standard. The property is ideally situated to access the wide ranging amenities on the High Street and Knaresborough railway station.

Presented to a high standard, with underfloor heating throughout the ground floor, the accommodation comprises: Entrance hallway, lounge, a superb modern fitted kitchen with granite worktops, guest WC, two first floor bedrooms and a modern house bathroom.

To the outside, there is the benefit of two off-road parking spaces to the front. Side access via a secure timber gate, opens to an attractive, enclosed low maintenance courtyard garden, with raised flower beds.

- IDEAL FOR FIRST TIME BUYERS
- Modern kitchen with granite worktops
- Off road parking for two cars
- Attractive enclosed courtyard garden
- Ideally placed to access the town centre amenities
- Underfloor heating throughout the ground floor
- Guest WC
- Accommodation finished to a very high standard
- Viewing highly recommended



## Road Map



## Hybrid Map

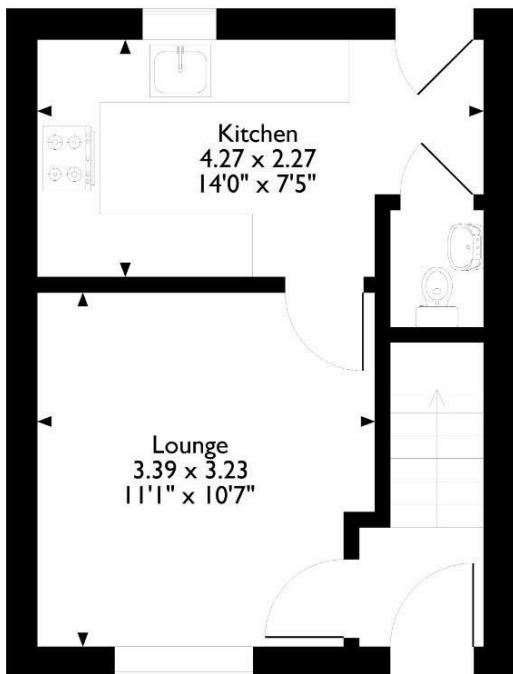


## Terrain Map

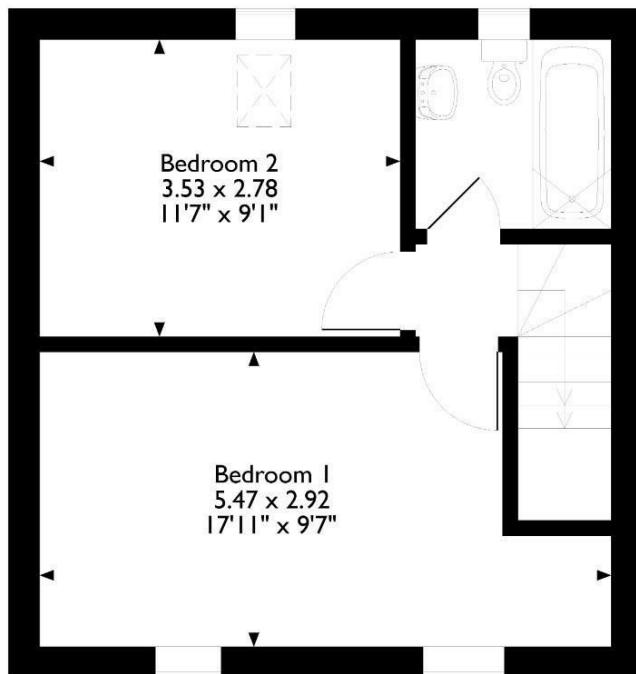


## Floor Plan

### Manor Road, Knaresborough HG5 0BN Approximate Gross Internal Area 57 Sq M/613 Sq Ft



**Ground Floor**



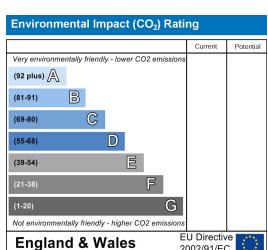
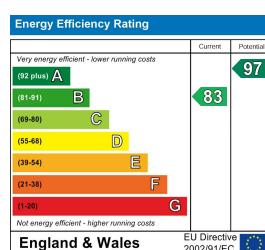
**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 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.