



Carmires Avenue, Knaresborough, HG5 0PD

- Semi-detached house located on Carmires Avenue in Knaresborough
- Three generously sized bedrooms, one benefitting from an en suite
- Three allocated parking spaces
- Basement providing extensive storage and utility space
- Early viewing highly recommended
- Close to Knaresborough High Street and a wide range of local amenities
- Private rear garden offering an enjoyable outdoor space
- Well-appointed kitchen and dining area
- Spacious and well-balanced accommodation throughout
- Council Tax Band C



Guide Price £295,000

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DESCRIPTION

Located on Carmires Avenue in Knaresborough, this semi-detached house offers a perfect blend of comfort and practicality, while benefiting from a convenient position close to Knaresborough High Street, local amenities, and excellent public transport links. With three generously sized bedrooms, one of which boasts a convenient en suite bathroom, this home is ideal for families or those seeking extra space.

The property features a well-appointed kitchen and dining area, perfect for entertaining guests or enjoying family meals. A separate lounge provides a cosy retreat for relaxation, ensuring that there is ample room for both socialising and unwinding.

Step outside to discover a private garden at the rear, a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the house includes a basement that offers extensive storage options, a utility space, and the potential for versatile use, catering to your individual needs. The property also benefits from 3 allocated parking spaces, one at the front of the property and two at the rear.

This property is not only a wonderful family home but also a fantastic opportunity to enjoy the vibrant community of Knaresborough, with shops, cafés, schools, and transport connections all within easy reach. With its blend of modern living and traditional charm, this semi-detached house is sure to impress.

EPC

Energy rating D

This property produces 5.0 tonnes of CO₂

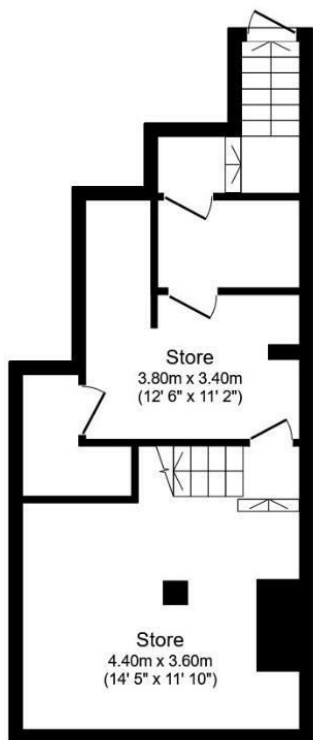
Material Information - Harrogate

Tenure Type: Freehold

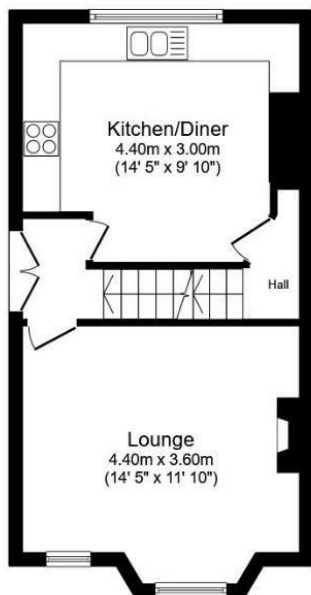
Council Tax Banding: C



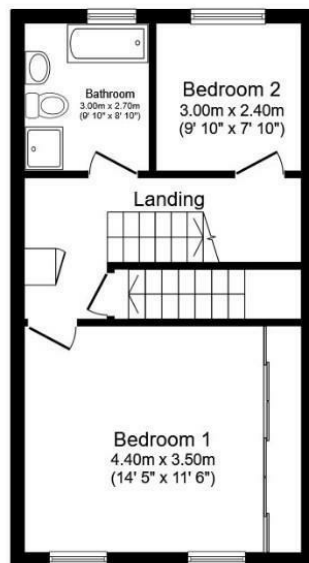




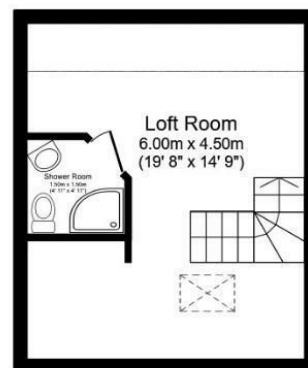
Basement



Ground Floor



First Floor



Second Floor

Total floor area 136.1 sq.m. (1,465 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

Viewings

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

Valuations

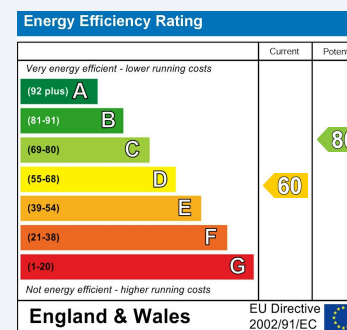
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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.

