



## Halfpenny Lane, Knaresborough, HG5 0PS

- Semi-detached home located on the sought-after Halfpenny Lane
- Stylish open-plan kitchen and dining area designed for modern living
- Large rear garden featuring a relaxing summer house
- Situated within the catchment area for multiple reputable schools
- Early viewing highly recommended
- Three well-proportioned bedrooms, including two generous doubles
- Double doors lead directly from the dining area to the spacious garden
- Driveway provides convenient off-road parking for two vehicles
- Ideal for families or professionals
- Council Tax Band C



**Guide Price £260,000**



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## DESCRIPTION

Located on Halfpenny Lane in Knaresborough, this delightful semi-detached house offers a perfect blend of comfort and modern living, ideal for first-time buyers or young families. With three well-proportioned bedrooms, including two spacious doubles and a versatile single that can easily serve as a home office, this property provides flexible space to suit a variety of lifestyles.

The heart of the home is the open-plan kitchen and dining area, designed for both functionality and style. Double doors lead out to the large garden, creating a seamless indoor–outdoor flow perfect for entertaining or family time. The outdoor space benefits from a covered decking area, allowing year-round cooking and use of the outdoor kitchen space. This covered section also offers optimal storage as it is fully protected from the weather, and includes electrical outlets for added convenience. The garden further features a summer house, complete with electrics and ideal as a relaxation space, hobby room or additional workspace, alongside a useful store for extra storage.

Inside the property, a convenient downstairs W/C adds to the home's practicality, particularly for families and visiting guests.

The loft is fully boarded out across the full width of the house and includes both power and lighting, offering excellent storage and potential for future conversion (subject to the usual permissions). Additionally, the carport currently used as a sociable outdoor area can easily be reconfigured back into a functional carport simply by relocating the fence panels.

The driveway accommodates off-road parking for two cars, ensuring convenience for residents and visitors alike. Situated in a sought-after location, this home falls within the catchment area for multiple schools, making it an excellent choice for growing families. Knaresborough itself is a picturesque town known for its rich history, vibrant community and superb amenities.



### EPC

Energy rating C

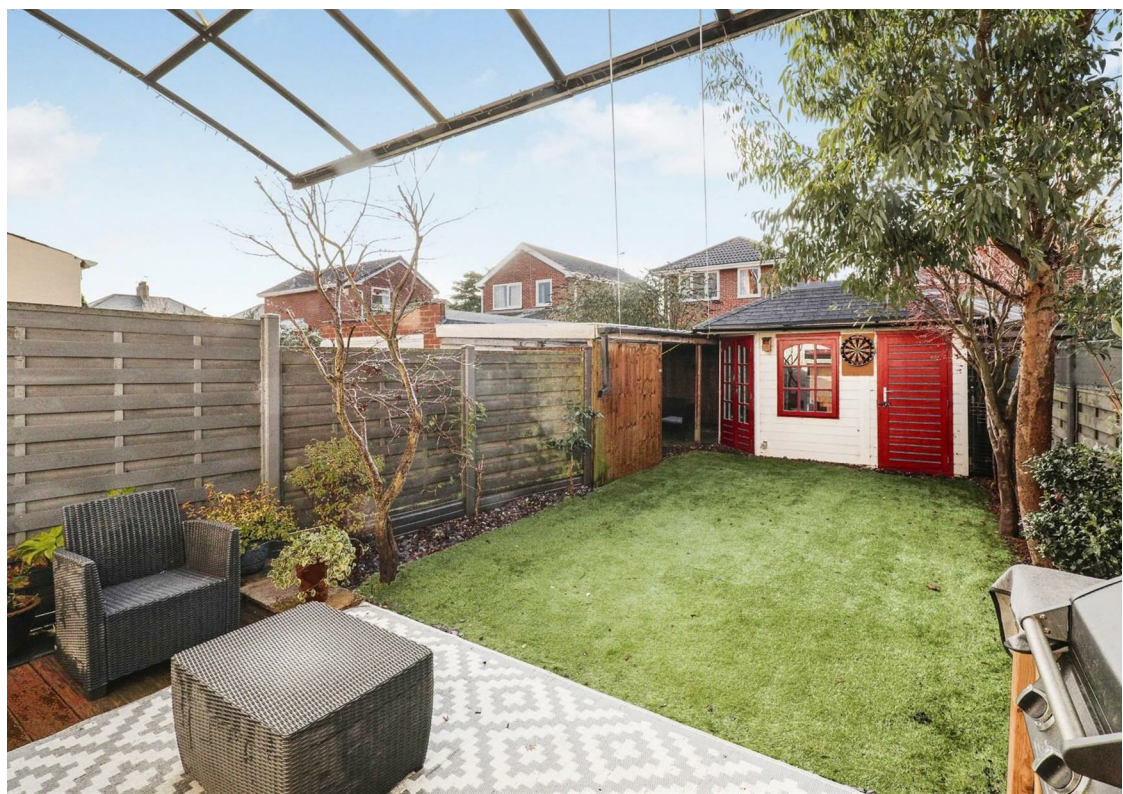
This property produces 2.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

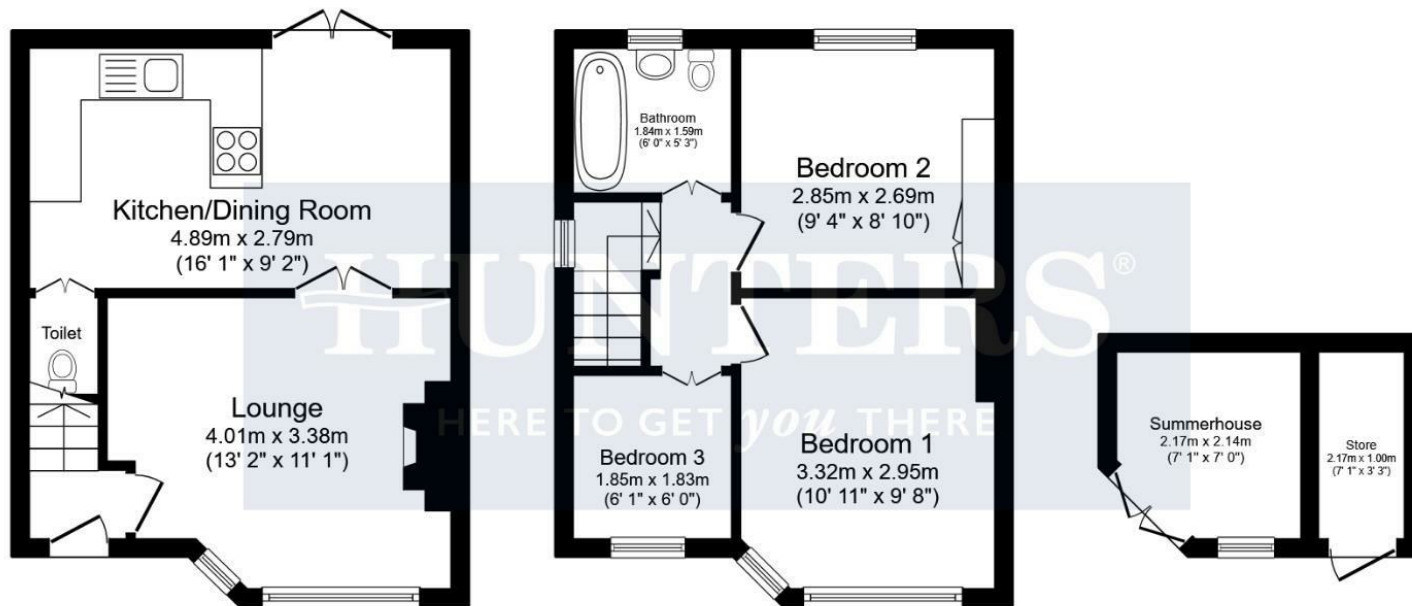
Council Tax Banding: C







13, Halfpenny Lane, Knaresborough, HG5 0PS, GB



**Ground Floor**  
Floor area 29.4 sq.m. (316 sq.ft.)

**First Floor**  
Floor area 29.4 sq.m. (316 sq.ft.)

**Outbuilding**  
Floor area 6.8 sq.m. (74 sq.ft.)

Total floor area: 65.6 sq.m. (706 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](http://www.Propertybox.io)

### Viewings

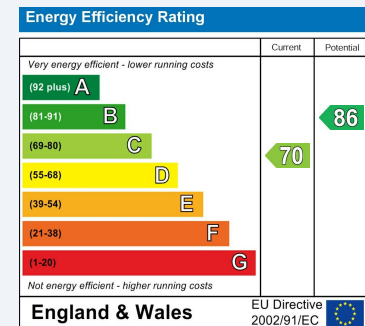
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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