

HUNTERS®

HERE TO GET *you* THERE



Plompton Square

Plompton, Knaresborough, HG5 8LZ

Offers Over £350,000



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Directions

Leave Harrogate town centre via Station Parade and continue to the end, turning left at the T junction traffic lights onto York Place. Proceed to the Empress roundabout, taking the third exit onto Wetherby Road and continue for approx 2.5 miles, continuing straight ahead at the roundabout, take the turning left at the sign post for Plompton and follow the road round to the right where Plompton ...

Entrance Porch

Access via stable style door, tiled flooring, leaded glazed window to side elevation, door with glazed panel opening to:

Kitchen

9'5" x 10'11" (2.87 x 3.33)

Range of Bespoke base units with wood surfaces over with inset sink unit with mixer tap, AGA oven, space for under counter fridge, tiled flooring, UPVC double glazed window to front elevation, inset alcove, space for table.

Lounge

12'11" x 16'11" (3.94 x 5.16)

Centring upon fire place with log burner, TV point, feature alcoves, UPVC double glazed French doors opening on to courtyard, exposed beams, stairs leading to first floor, stairs leading to basement, under stairs storage area, door to:

Shower / Utility Room

Shower cubicle with electric shower over, low level WC, wall mounted sink with mixer tap, infra red heater, plumbing and space for washing machine, Velux window, extractor fan, part tiled walls, laminate flooring.

Half Landing

Bedroom Two / Snug

7'8" x 9'3" (2.34 x 2.82)

Feature fire place with stone surround and cast iron grate and inner, feature exposed stone wall, Velux window.

First floor landing

With door opening to:

Bedroom One

13'0" x 16'10" (3.96 x 5.13)

Two UPVC double glazed windows to front elevation, loft access, door and steps lead down to:

Ensuite Bathroom

Quality modern white suite comprising panel bath with mixer tap, low level WC, pedestal wash hand basin, part timber cladding to walls, heated towel rail, airing cupboard, wood flooring, UPVC double glazed window to front elevation.

Outside

Courtyard garden which opens on to communal lawn area, private hard standing with brick store with power and light. A short distance from the property is a stunning private extensive lawn garden with allotment area, summer house/office with sun terrace, gate and off street parking, gravelled pathways.

EPC

Environmental impact as this property produces 5.9 tonnes of CO2.

Material Information

Tenure Type; Freehold
Council Tax Banding; D
EPC: E



A satellite map view of Plumpton Rocks, New South Wales, Australia. A yellow location pin is placed on a road branching off from the main road, A661. A green tree icon is located near the top of the map. The text 'Plumpton Rocks' is visible in the upper right. The road is labeled 'A661' in two places. The Google logo is in the bottom left corner, and the text 'Copernicus, Maxar Technologies' is partially visible at the bottom.

A map showing the location of the study area. The map displays a road network with labels for A658 and A661. A blue pin marks the study area, located near the intersection of A658 and A661. The map is credited to Google, with map data from 2022.

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Approximate Area = 905 sq ft / 84.1 sq m
For identification only - Not to scale

FIRST FLOOR
APPROX FLOOR
AREA 31.5 SQ M
(339 SQ FT)

LOWER GROUND FLOOR
APPROX FLOOR
AREA 7.3 SQ M
(79 SQ FT)

GROUND FLOOR
APPROX FLOOR
AREA 45.2 SQ M
(487 SQ FT)

Bedroom 1
16'10 (5.13)
x 13' (3.96) max

Bedroom 2
9'3 (2.84)
x 7'8 (2.34)

Kitchen
10'11 (3.33)
x 9'5 (2.87)

Reception Room
16'11 (5.16)
x 12'11 (3.94)

Up
Down

North arrow

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Hunters Property Group. REF: 574076

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 Rating

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales

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.