

# HUNTERS<sup>®</sup>

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## Princess Avenue

Knarsborough, HG5 0AW

Offers Over £300,000



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## Entrance Hall

Access via double glazed composite entrance door, radiator, stairs to first floor, under stairs storage cupboard, laminate flooring, UPVC double glazed window to side elevation. Doors to:

## Lounge / Dining Room

31'0" x 11'11" (9.47 x 3.64)

UPVC double glazed bay window to front elevation, two radiators, electric fire place, TV point, UPVC double glazed French doors to rear decking.

## Kitchen

14'2" x 8'4" (4.33m x 2.56m)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset four ring gas hob with extractor hood over and electric oven under, plumbing and space for dishwasher, space for under counter fridge and freezer, part tiled walls, tiled floor, radiator, UPVC double glazed rear and side elevations, through to:

## Utility Room

10'9" x 4'11" (3.30 x 1.51)

Plumbing and space for washing machine, space for tumble dryer, UPVC double glazed window to front elevation.

## WC

Low level WC, wash hand basin.

## First floor landing

UPVC double glazed window to side elevation, doors to:

## Bedroom One

14'1" x 11'1" (4.30 x 3.38)

UPVC double glazed bay window to front elevation, radiator, range of fitted wardrobes.

## Bedroom Two

11'4" x 10'2" (3.46 x 3.11)

UPVC double glazed window to rear elevation, radiator.

## Bedroom Three

8'7" x 6'11" (2.63 x 2.11)

UPVC double glazed window to front elevation, radiator.

## Shower Room

Modern white suite comprising walk in shower cubicle with mains shower over and glazed screen, low level WC, built in vanity station with inset wash hand basin and cupboards under, tiled walls, UPVC double glazed window to rear elevation.

## Outside

A blocked paved driveway provides ample off street parking. A low maintenance gravel garden with mature flower beds to the front of the property. Side access leads to a low maintenance garden to the rear with gravel area, paved area with timber shed, raised decked seating area, all with fencing to perimeters.

## EPC

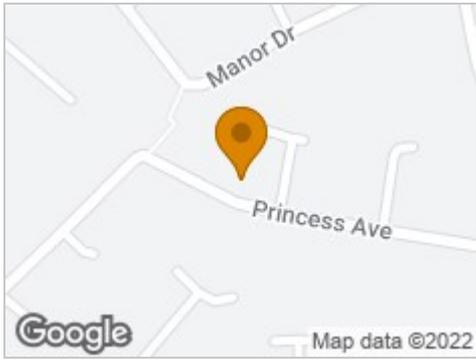
Environmental impact as this property produces 4.2 tonnes of CO<sub>2</sub>.

## Material Information

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



## Road Map



## Hybrid Map

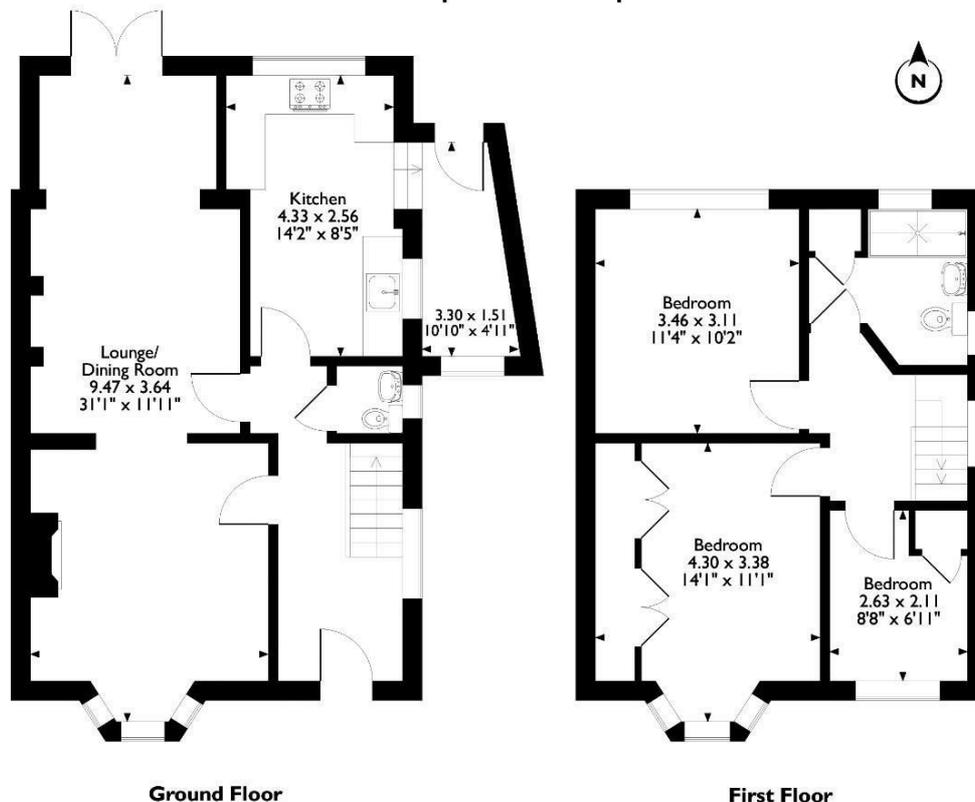


## Terrain Map



## Floor Plan

26 Princess Avenue, Knaresborough, North Yorkshire  
 Approximate Gross Internal Area  
 101 Sq M/1087 Sq Ft

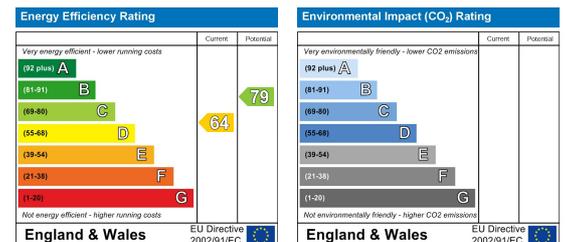


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.