

HUNTERS®

HERE TO GET *you* THERE

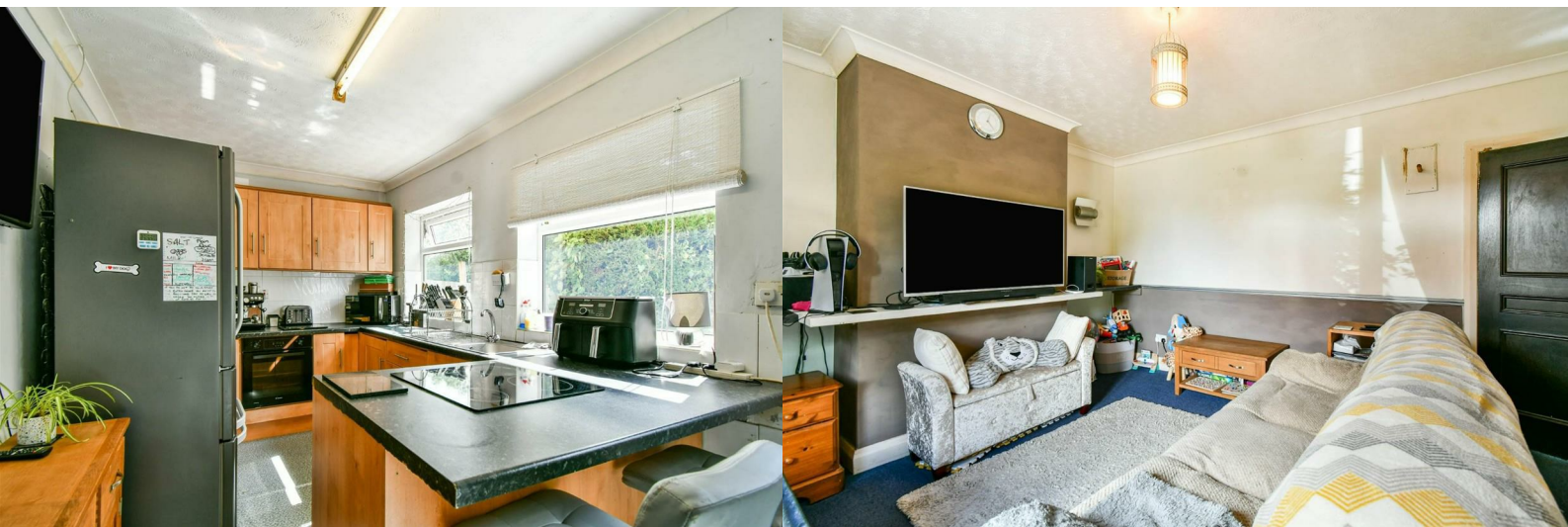


Frogmire Road

Knaresborough, HG5 0LE

Council Tax: B

Offers Over £200,000



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Entrance Hall

Access via UPVC entrance door, radiator, stairs to first floor, doors to:

Lounge

14'4" x 12'7" (4.39 x 3.86)

UPVC double glazed window to front elevation, radiator, TV point, under stairs storage cupboard, door to:

Kitchen

18'0" x 8'6" (5.49 x 2.60)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit, inset ceramic hob and electric oven, space for fridge freezer, plumbing and space for washing machine, two UPVC double glazed windows to rear elevation, UPVC double glazed window to side elevation, UPVC double glazed door to rear garden, wall mounted boiler.

First Floor Landing

UPVC double glazed window to side elevation, doors to:

Bedroom One

10'6" x 9'5" (3.21 x 2.89)

UPVC double glazed window to rear elevation, radiator, TV point.

Bedroom Two

12'5" x 9'6" (3.79 x 2.91)

UPVC double glazed window to front elevation, radiator.

Bedroom Three

8'6" x 8'0" (2.61 x 2.45)

UPVC double glazed window to rear elevation, radiator.

Bathroom

White suite comprising panel bath with shower over, low level WC, pedestal wash hand basin, radiator, UPVC double glazed window to front elevation.

Outside

A driveway provides ample off street parking. The remainder of the front is a gravel garden with hedging and fencing to perimeters. To the rear is an enclosed south facing garden laid to lawn with paved patio area and hedging to perimeters.

EPC

Environmental impact as this property produces 2.9 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; B

IDEAL FOR INVESTORS & FIRST TIME BUYERS. An opportunity to purchase a spacious three bedroom end-terrace home with enclosed rear garden. The property is situated in a sought after location and is ideally placed to access the wide ranging town centre amenities.

With gas fired central heating and extensive UPVC double glazing, the accommodation offers generous living space throughout and comprises: Entrance hallway, lounge, open plan dining kitchen with breakfast bar and rear doorway offering direct access to the rear garden. The first floor landing serves three generous bedrooms and a family bathroom with white suite.

To the outside the property has off road parking to the front; side access through a gate leads to an enclosed rear garden laid mainly to lawn with patio seating area, two timber sheds and hedging to perimeters.

- Ideal for first time buyers
- Three generous bedrooms
 - Enclosed rear garden
 - Off-street parking
- Some updating required
- Open plan dining kitchen with breakfast bar
 - Bathroom with white suite
- Ideally placed for access to the town centre amenities
 - Viewing highly recommended



Road Map



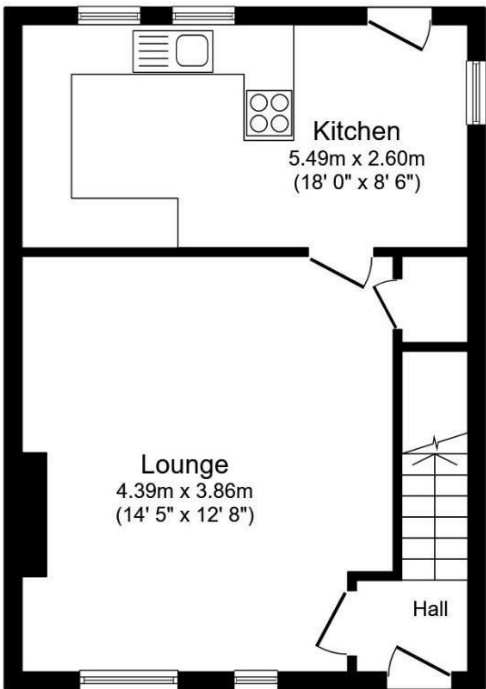
Hybrid Map



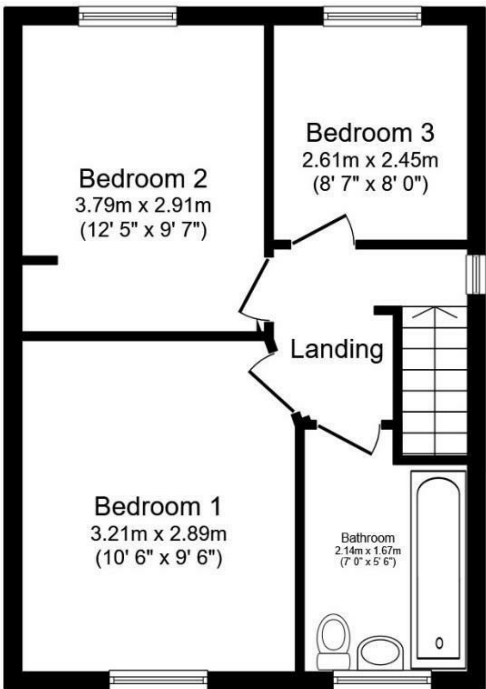
Terrain Map



Floor Plan



Ground Floor



First Floor

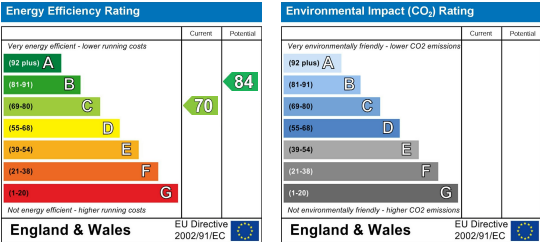
Total floor area 84.4 sq.m. (908 sq.ft.) approx

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

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.