

HUNTERS®

HERE TO GET *you* THERE



Pasture Crescent

Knaresborough, HG5 0PF

Council Tax: B

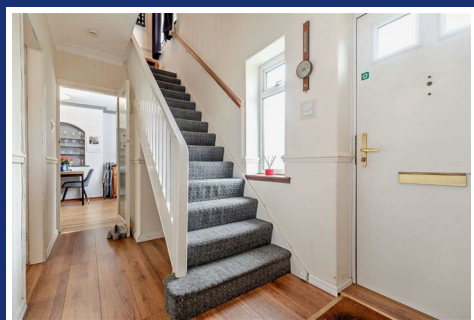
Guide Price £230,000



Pasture Crescent

Knaresborough, HG5 0PF

Guide Price £230,000



Entrance Hall

Access via composite entrance door, stairs to first floor, radiator, laminate floor, doors to;

Kitchen Dining Room

12'11" x 11'7" (3.94 x 3.54)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink and mixer tap, space for gas cooker, space for American style fridge freezer, UPVC double glazed windows to front and rear elevations, glazed door to conservatory, space for table, storage cupboard.

Lounge

13'1" x 11'7" (3.99 x 3.54)

Interval glazed window, double glazed sliding doors to conservatory, laminate flooring, TV point, radiator.

Conservatory

11'10" x 6'0" (3.61 x 1.85)

UPVC and brick construction, laminate flooring, plumbing and space for washing machine, French doors to rear gardens, glazed door to side access.

First Floor Landing

UPVC double glazed window to side elevation, doors to:

Bedroom One

12'2" x 11'3" (3.72 x 3.43)

UPVC double glazed window to rear elevation, radiator, fitted bedroom suite with wardrobes.

Bedroom Two

11'8" x 9'1" (3.56 x 2.79)

UPVC double glazed window to rear elevation, fitted wardrobe, radiator.

Bedroom Three

9'8" x 7'6" (2.97 x 2.31)

UPVC double glazed window to front elevation, radiator.

Bathroom

White suite comprising panel bath, shower cubicle, built in low level WC and wash hand basin with storage cupboards, inset ceiling spot lights, UPVC double glazed window to side elevation.

Outside

To the front is access to the garage, off-street parking with a gate and path leading to the front door. The front garden is beautifully presented with well maintained natural borders. To the rear, an extensive garden featuring a patio seating area, steps to the lawn and flower beds, mature fruit trees, outbuildings including a brick built shed, wooden shed, greenhouse and external W.C.

EPC

Environmental impact as this property produces 3.6 tonnes of CO₂.

Material Information

Tenure Type; Freehold
Council Tax Banding; B

A larger than average and lovingly maintained, three bedroom semi-detached home now available in this popular residential area in Knaresborough. Thoughtfully extended to include a rear conservatory, utility area and outbuildings, this home still offers further potential to improve and modernise. Close to local amenities and in the catchment area for well regarded schools, this is an ideal opportunity for families, downsizers and first time buyers alike.

The generous accommodation briefly comprises; Entrance hallway, through to lounge with sliding doors to the conservatory with French doors to the garden and kitchen/ dining area. Stairs rise to the first floor landing with loft access and doors to two double bedrooms with fitted wardrobes and a further single bedroom and the family bathroom featuring a separate shower.

Outside to the front is access to the garage, off-street parking with a gate and path leading to the front door. The front garden is beautifully presented with well maintained natural borders. To the rear, an extensive garden featuring a patio seating area, steps to the lawn and flower beds, mature fruit trees, outbuildings including a brick built shed, wooden shed, greenhouse and external W.C.

- Three bedroom semi-detached house
 - Full width extension to the rear
 - Spacious accommodation
 - Kitchen dining room
 - Well presented throughout
 - Cavity wall insulation
 - Extensive rear garden
 - Brick outhouse, shed and greenhouse
 - Garage with electric roller shutter
- Ideal for families, downsizers and first time buyers.



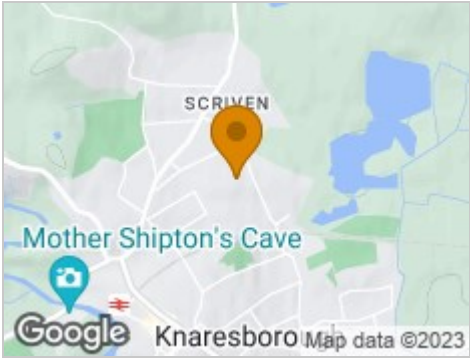
Road Map



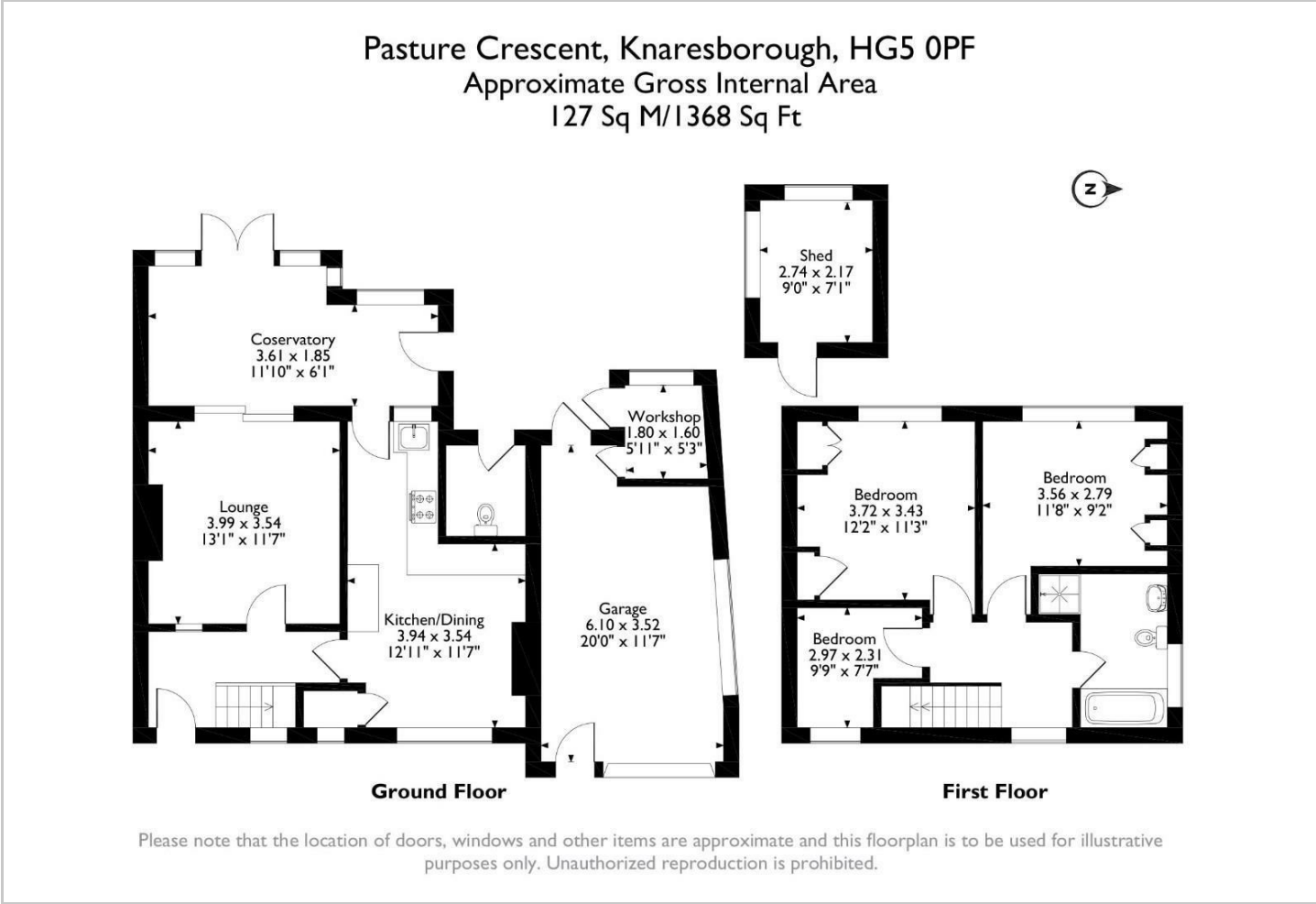
Hybrid Map



Terrain Map



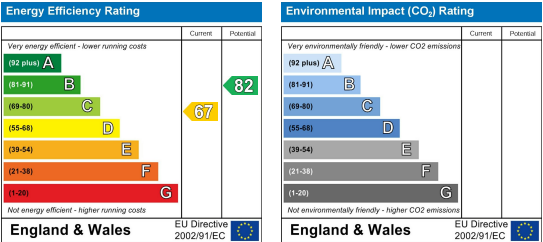
Floor Plan



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.