



## Chain Lane, Knaresborough, HG5 0AS

- Spacious detached home
- New Worcester boiler fitted November 2024
- Open-plan kitchen and diner
- Detached garage plus off-street parking for four vehicles
- Close to local amenities
- Two large bedrooms
- Bright and welcoming reception room
- Private South West rear garden
- Ample storage space
- Council Tax Band D

**Offers Over £310,000**





# Chain Lane, Knaresborough, HG5 0AS

## DESCRIPTION

Located in the town of Knaresborough, this detached house on Chain Lane offers a perfect blend of comfort and convenience. With two spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm atmosphere for relaxation and entertaining guests.

The heart of the home is the kitchen and diner, which is designed to be both functional and welcoming, making it a wonderful space for family meals or gatherings with friends. The property also boasts a garage, providing ample storage, along with additional parking for four vehicles, ensuring that you will never be short of space.

One of the standout features of this home is the private South West rear garden, a tranquil oasis perfect for enjoying sunny afternoons or hosting barbecues. The sought-after location of this property means you will be close to local amenities, schools, and the picturesque surroundings that Knaresborough is known for.

This charming house is not just a place to live; it is a place to create lasting memories. With its spacious layout and desirable features, it presents an excellent opportunity for anyone looking to settle in this lovely area. Do not miss the chance to make this wonderful property your new home.

EPC

Energy Rating D

This property produces 2.7 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freeholds

Council Tax Banding: D

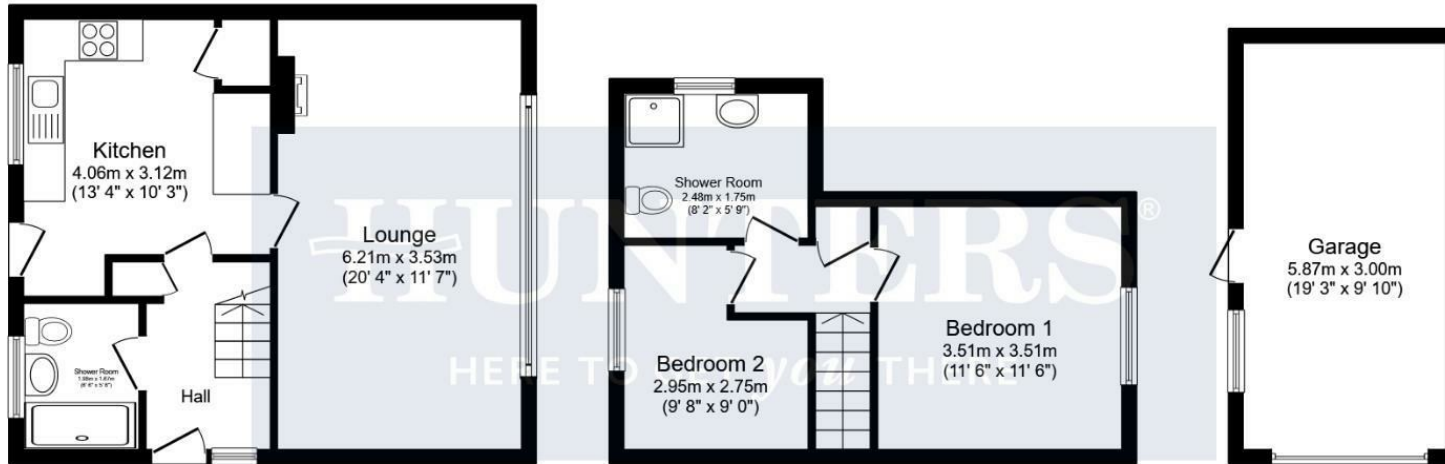








46, Chain Lane, Knaresborough, HG5 0AS, GB



Total floor area: 91.6 sq.m. (986 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

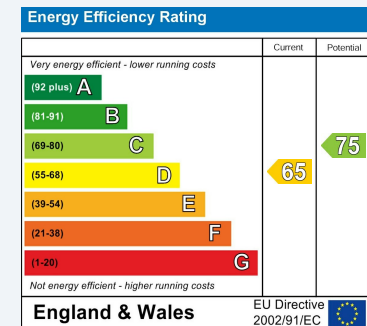
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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