



Raw Gap, Knaresborough, HG5 0HY

An opportunity to purchase an individual four double bedroom character detached family home, having undergone a programme of refurbishment by the current owners, with attractive gardens, elevated views and off road parking for four vehicles. The property is situated in a highly sought after town centre location with wide ranging amenities on the door step including the railway station.

Offering generous and flexible living space throughout, the accommodation comprises: Entrance hallway, lounge with sash bay window, dining room accessed via curved steps from the hallway and open to a modern fitted kitchen, utility room and downstairs shower room. To the first floor are four double bedrooms and a house bathroom with quality suite and separate shower cubicle.

To the outside is an attractive paved garden to the front, a side gravel pathway leads to a rear garden laid mainly to lawn with seating area, two timber sheds and steps lead to a double with driveway providing ample off road parking for up to four vehicles. The driveway is accessed from Ash Tree Road leading on to Savage Yard through wrought iron gates and is on the right hand side.

Guide Price £495,000



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DESCRIPTION

Entrance Hall

Access via wooden door with stain glass windows, radiator, stairs to first floor, laminate flooring, UPVC double glazed window to front elevation, internal stain glass window, curved steps leading down to dining room, doors to:

Lounge

22'8" x 16'8"

Sash bay window to front elevation, two UPVC double glazed windows to side elevations, laminate flooring, three radiators, TV point, feature electric stove fire place with brick inner and stone heart.

Dining Room

13'3" x 11'9"

Feature fire place with open grate and stone hearth, UPVC double glazed window to rear elevation, UPVC double glazed door leading to rear porch, radiator, door with stain glass window leading to utility room, open to:

Kitchen

11'6" x 8'11"

Quality modern fitted range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, five ring ceramic hob with extractor hood over and built in double oven, integrated dishwasher, space for tall fridge freezer, part tiled walls, inset ceiling spot lights, cupboard housing combination boiler, UPVC double glazed window to rear elevation, radiator.

Utility Room

11'9" x 8'8"

Quality modern range of wall and base mounted units with working surfaces over with inset stainless steel sink with mixer tap, plumbing and space for washing machine, inset ceiling spot lights, UPVC double glazed window to side elevation, radiator, extractor fan.

Shower Room

Shower cubicle with glazed doors and shower over, low level WC, pedestal wash hand basin, part tiled walls, radiator, large double storage cupboard, sky light, extractor fan.

First Floor Landing

Linen cupboard, loft access with pull down ladder and light, radiator, doors to:

Bedroom One

11'11" x 11'10"

UPVC double glazed window to rear elevation, radiator, two fitted double wardrobes.

Bedroom Two

12'11" x 9'1"

UPVC double glazed windows to front and side elevations, tow radiators.

Bedroom Three

12'5" x 8'2"

UPVC double glazed window to side elevation, radiator.

Bedroom Four

11'8" x 10'8"

UPVC double glazed window to front elevation, radiator, fitted double cupboard.

Bathroom

Quality suite comprising panel bath, double shower cubicle with glazed doors and shower over, low level WC, pedestal wash hand basin, chrome heated towel rail, radiator, part tiled walls, UPVC double glazed window to rear elevation, fitted storage cupboard.

Outside

Outside the property is a terraced garden to the front with a side gravel pathway leading to the rear garden which is laid mainly to lawn with well stocked flower beds, two timber storage sheds. Off road parking for up to 4 vehicles.

EPC

Environmental impact as this property produces 7.9 tonnes of CO2.

Material Information

Tenure Type; Freehold

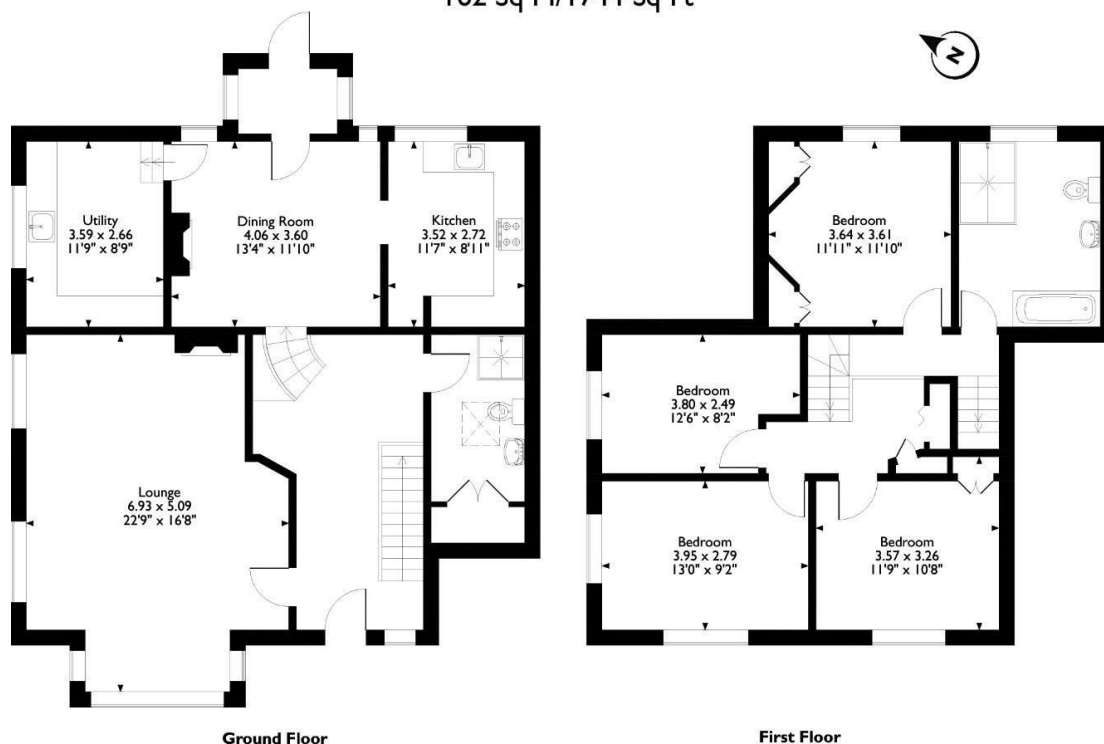
Council Tax Banding; E

EPC: E





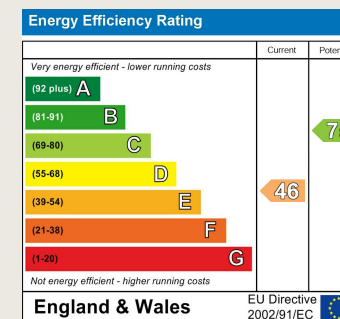
12 Raw Gap, Knaresborough, North Yorkshire
Approximate Gross Internal Area
162 Sq M/1744 Sq Ft



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.

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.

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