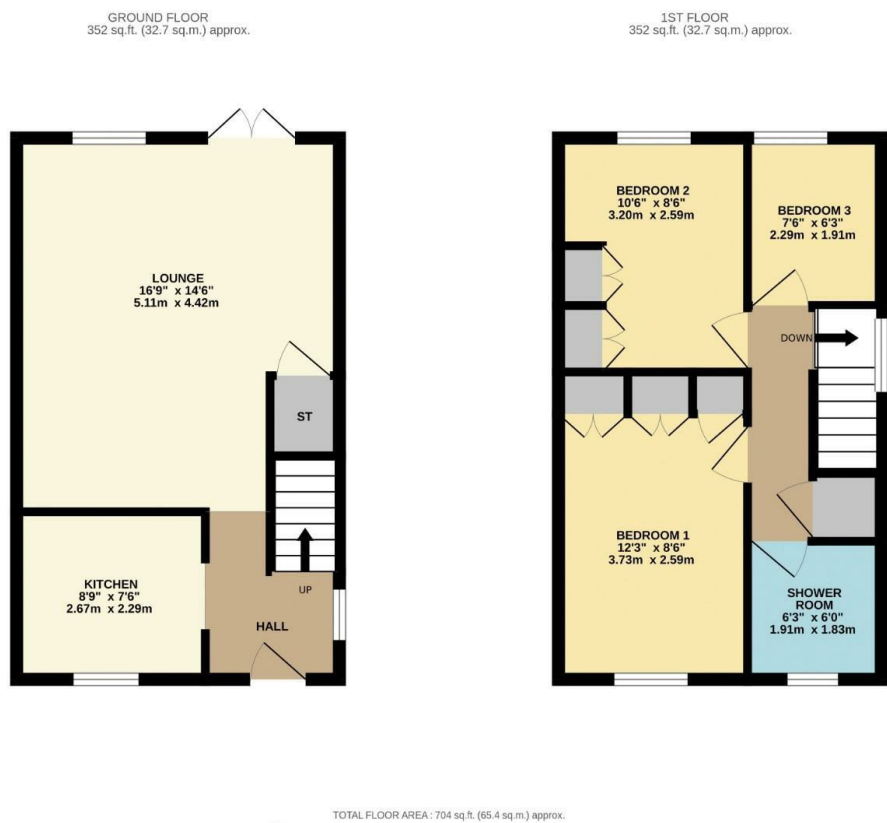
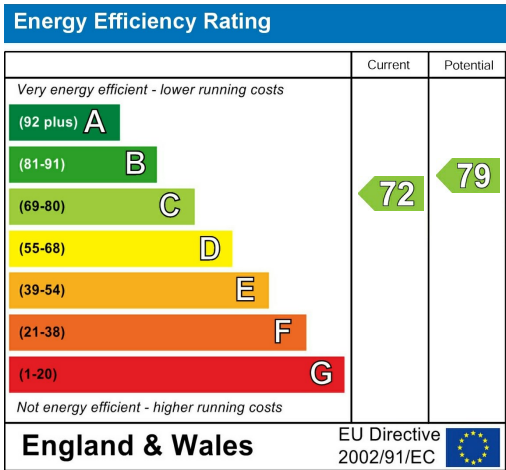


Floor Plan



Energy Performance Certificates



Directions

Proceed out of Knaresborough on York Road passing King James. At the lights turn left onto Chain Lane. After Lidl turn right onto Eastfield and take the first left onto Cragdale Rise. At the T junction turn right onto Littondale Avenue and then take the second left onto Borrowbydale Avenue where the property is easily found on your right hand side.
Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£299,999

12 Borrowbydale Avenue, Knaresborough, HG5 0NF

3 Bedroom House - Semi-Detached

A beautifully presented three bedroom, semi detached house located in a sort after position in the ever popular town of Knaresborough. No chain involved.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

The property has many additional features that will appeal to those who may require a lift access to the first floor. Currently there is a front door with an electric intercom system that can either be key or remote control operated and is approached via a ramp.

There is a stylish kitchen with a modern range of fitted storage cupboards incorporating an integrated eye level double oven, fridge freezer, dishwasher and washing machine. There is a spacious open plan lounge/dining area with useful under stair cupboard with double French doors out on to a lovely private rear garden, that has a paved patio area and well maintained and established boarders.

On the first floor there are three bedrooms, two of which incorporate fitted wardrobes. Currently there is a lift access into the master bedroom. Additionally, there is a useful storage cupboard on the landing that houses an ideal logic central heating boiler. There is a modern fitted shower room with walk-in shower and wash basin and toilet. There is also a useful roof storage loft, with loft access from the landing.

To the front of the property, there is a low maintenance gravelled front garden & driveway. There is a side gate that provides access to the pretty rear garden. There is the potential to apply for planning permission to extend the property, both to the side and the rear

This charming home is located in a popular residential area near popular schools. Knaresborough offers a wide range of shopping opportunity and there are a good choice of bars, The Town has rail access to Harrogate Leeds York and ultimately London.

AGENTS NOTES; All the assisted living equipment can be removed and the house restored to its former layout if necessary.

