

Approximate Gross Internal Area
153.8 sq m / 1656 sq ft

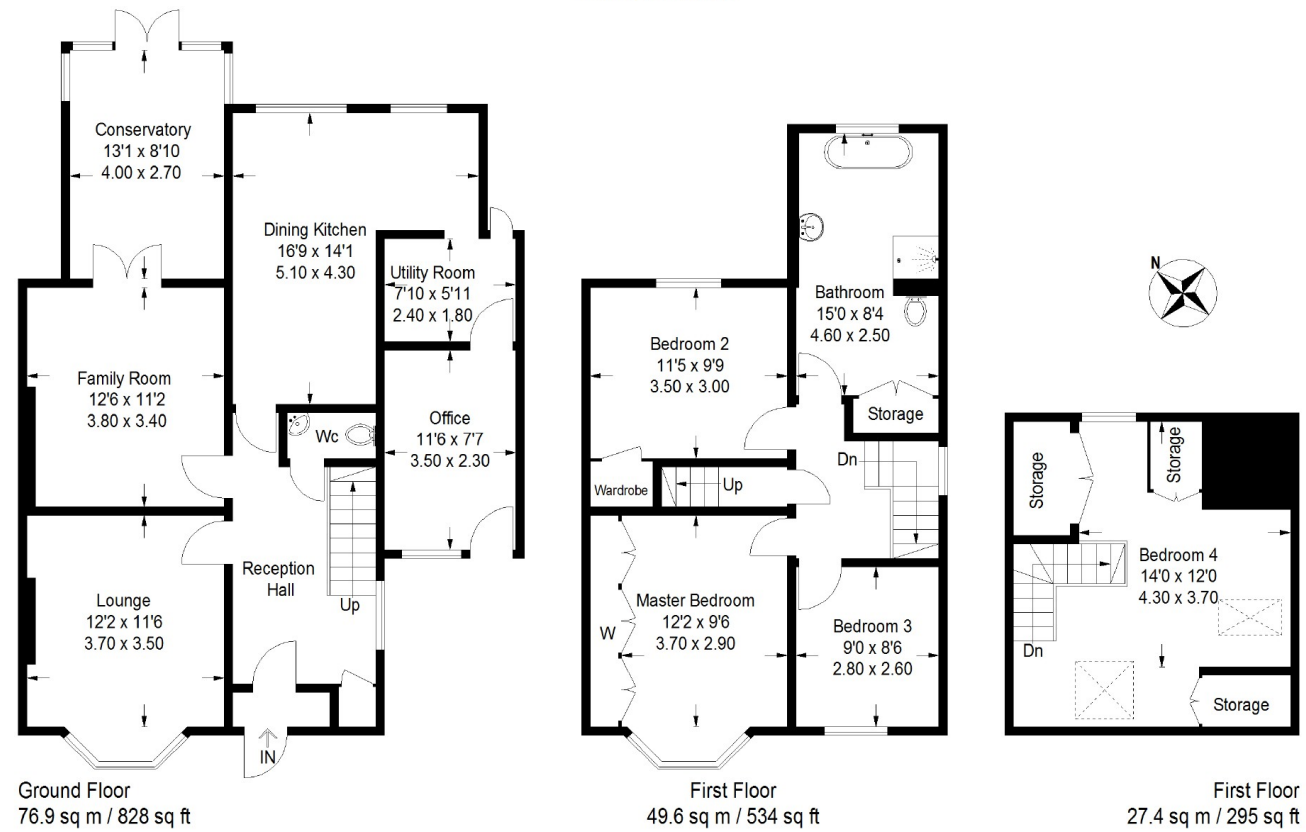


Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the High Street in the centre of Knaresborough follow the A59 in the direction of York. At the traffic lights turn right onto Wetherby Road. Where the property can be found on the right hand side opposite Aspin Primary School.



19 Wetherby Road, Knaresborough
 £375,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myringsestateagents.com

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A fabulous 4 bedroom semi-detached house, having been modernised throughout with an extended breakfast kitchen, study and conservatory together a second floor fourth bedroom, standing in enclosed lawned gardens within a short walk of reputable schools and the market town centre.

With UPVC double glazing and gas fired central heating the house comprises in brief entrance porch, reception hall with cloaks cupboard and wc. Bay fronted sitting room with a recessed stove, ceiling cornice and wooden laminate floors. Dining/family room with a recessed fireplace, ceiling cornice and wooden laminate floors. Double doors opening to the conservatory addition with French doors leading to the gardens. Breakfast kitchen with recessed appliances. Study addition. Utility room. First floor landing, master bedroom with fitted wardrobes, two further bedrooms

and a spacious split level house bathroom with a free standing bath, separate walk in shower stall. Second floor fourth bedroom with storage into the roof space. Outside there is an extensive block set drive, rear flagged patios leading to enclosed lawns and a useful good-sized storage shed.

The property is located on the outskirts of the market town of Knaresborough which is famed for it's riverside walks and Mother Shipton's Cave, the property is conveniently located within minutes walk of a wide variety of shops, stores, public houses and the reputable King James School. The A1M is 4 miles away linking to the national motorway network, and the town's central train and bus stations run regular services into Harrogate, Leeds & York.



Bus
3 minutes walk



Main Roads
A1M 3.4 Miles



Train
Knaresborough 1.1 Miles



Airport
Leeds Bradford 15.9 Miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Services
All mains services are connected.

Rating Authority
Harrogate Borough Council Tax Band D

Tenure
Freehold