



This rather spacious three bedroom semi-detached property is now in need of general modernisation throughout offers a huge amount of scope for a prospective buyer to improve and extend subject to the usual planning consents. Benefitting from a garage and a large rear garden, the house sits on a residential road close to local amenities and transport links.

Fronted by a smart lawn and a tarmac driveway suitable for at least one car, the house opens via an entrance porch into a hall. Leading through there is a large open plan living space consisting of a bay fronted lounge, dining area large enough to accommodate a family sized table, and a conservatory opening out to the rear garden. There is a fitted kitchen with an access door to a covered porch which opens to a w/c, useful storage room a utility area and direct access into the

single garage. Ascending to the first floor, a hall branches off on to two very well proportioned double bedrooms both with fitted wardrobes, a third larger than normal single bedroom and a house bathroom with a separate w/c. The rear garden is fantastically well proportioned offering privacy and deeply stocked borders.

The property is located off Knaresborough & Wetherby Road and in an area popular with families as in close proximity to reputable secondary and primary schools including St Aidans & St John Fishers. Hookstone Woods are within a short walk which enjoy scenic walks into open countryside. There is a nearby regular bus network into the town centre, Hornbeam Park train station for the daily commuter and both Morrisons and Sainsbury's Superstore are in close proximity.



**Bus**  
1 minute walk



**Main Roads**  
A1M - 6 Miles



**Train**  
Harrogate - 1.8 miles



**Airport**  
Leeds Bradford - 12.4 Miles

**Fixtures & fittings**

Fixtures and fittings are to be negotiated separately.

**Services**

All mains services are connected.

**Rating Authority**

Harrogate Borough Council Tax Band C

**Tenure**

Freehold