



27 Princess Drive, Knaresborough, North Yorkshire, HG5 0AG

£310,000

Guide Price

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A spacious three-bedroom semi-detached house with driveway, garage and attractive garden, situated in this convenient location close to Knaresborough town centre.

This super property provides generous accommodation with extended living space comprising a sitting room, large second reception room, extended kitchen, utility room and downstairs WC. Upstairs, there are three bedrooms and a bathroom.

The property occupies a generous plot with driveway, garage and attractive garden and is situated in this convenient cul-de-sac position within easy walking distance of the town centre. The property is well served by excellent nearby amenities including popular primary and secondary schools. Offered for sale with no onward chain.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A good-sized reception room with bay window and feature fireplace with living-flame gas fire.

DINING / FAMILY ROOM

A further large reception room with space for sitting and dining areas with glazed doors leading to the garden.

KITCHEN

A good-sized L-shaped kitchen with a range of fitted units and space for appliances. Window overlooking the garden.

UTILITY AREA

Providing a useful storage space.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOMS

There are three good-sized bedrooms on the first floor, including the main bedroom with fitted wardrobes.

BATHROOM

With WC, washbasin and bath with shower above. Heated towel rail.

LOFT

There is a fully boarded loft.

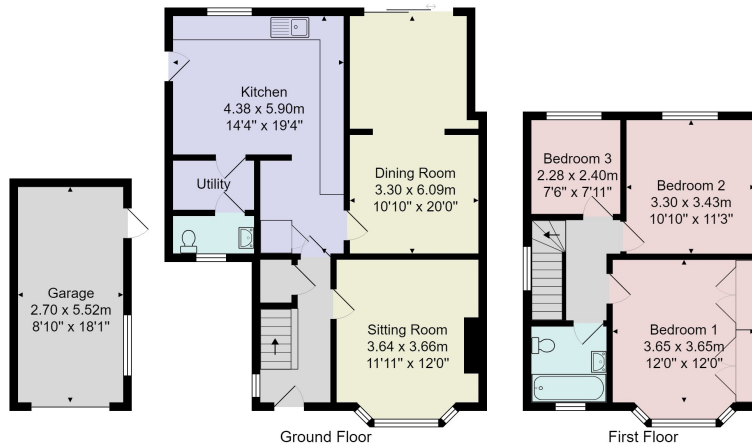
OUTSIDE

A driveway provides ample space for parking and leads to a single garage. To the rear of the property, there is an attractive and good-sized garden with lawn, planted borders and paved sitting areas.

Tenure - Freehold

Council Tax Band - D





Total Area: 111.6 m² ... 1202 ft² (excluding garage)
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(65-68)	D	62	
(39-64)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			