



36 Manor Road, Knaresborough, North Yorkshire, HG5 0BN

**£300,000**

Guide Price

## 36 Manor Road, Knaresborough, North Yorkshire, HG5 0BN

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A fantastic opportunity to purchase a two / three-bedroom detached bungalow with garage and garden, situated in this convenient location close to Knaresborough town centre.

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The property has been maintained but now offers buyers the opportunity to upgrade and modernise accommodation to suit their own requirements.

The commendation comprises a sitting room and kitchen, two double bedrooms, bathroom and additional bedroom / reception room. There is a driveway which leads to a garage, and the property is surrounded by attractive lawned gardens and patio. This excellent bungalow is located in a convenient and quiet location, well served by excellent local amenities and is just a short distance from the town centre. Offered for sale with no onward chain.

### **SITTING ROOM**

A spacious reception room with fireplace with living flame, gas fire.





### **KITCHEN**

With fitted units, gas hob and oven and space for appliances. Bay window to rear.

### **BEDROOM 1**

A double bedroom with window to rear.

### **BEDROOM 2**

A double bedroom with window to front.

### **DINING ROOM / BEDROOM 3**

A further bedroom or reception room accessed via glazed doors.

### **BATHROOM**

With WC, washbasin and bath with shower above. Window to rear.

### **OUTSIDE**

A drive provides parking and leads to a garage. There is a paved garden to the rear and an attractive lawned garden to the front and side with planted borders. Timber garden shed.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 74.2 m<sup>2</sup> ... 798 ft<sup>2</sup>

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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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