

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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7 Hambleton Court, Knaresborough, North Yorkshire, HG5 0DG

£325,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

7 Hambleton Court, Knaresborough, North Yorkshire, HG5 0DG

A spacious and well-presented two / three-bedroom dormer bungalow with attractive garden and garage, situated in this quiet cul-de-sac position just a short distance from Knaresborough town centre.

This excellent bungalow has been extended to provide generous accommodation comprising a spacious sitting room, together with a dining room, well-equipped kitchen and conservatory extension. On the ground floor there are two double bedrooms, and a modern bathroom with under-floor heating. Stairs lead to the first floor where there is an attic room / third bedroom.

The driveway provides parking and leads to a single garage which has an electric door and the property surrounded by an attractive garden with patio, lawn and planted borders. This excellent home is situated at the head of a quiet cul-de-sac, well served by local amenities and just a short distance from Knaresborough town centre.





GROUND FLOOR

RECEPTION HALL

SITTING ROOM

A spacious reception room with living-flame gas fire. Stairs lead to the first floor.

DINING ROOM

A further reception room providing a spacious dining area.

KITCHEN

With a range of fitted units worktop, and breakfast bar. Gas hob, integrated double oven, integrated dishwasher, washing machine and fridge / freezer.

CONSERVATORY

Providing a further sitting area with windows and glazed door leading to the garden.

BEDROOM 1

A double bedroom with an extensive range of fitted wardrobes and dressing table.

BEDROOM 2

A further double bedroom with fitted wardrobes.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, bidet, and bath with shower above. Under-floor heating.

FIRST FLOOR

ATTIC ROOM

A further large room with fitted wardrobes.

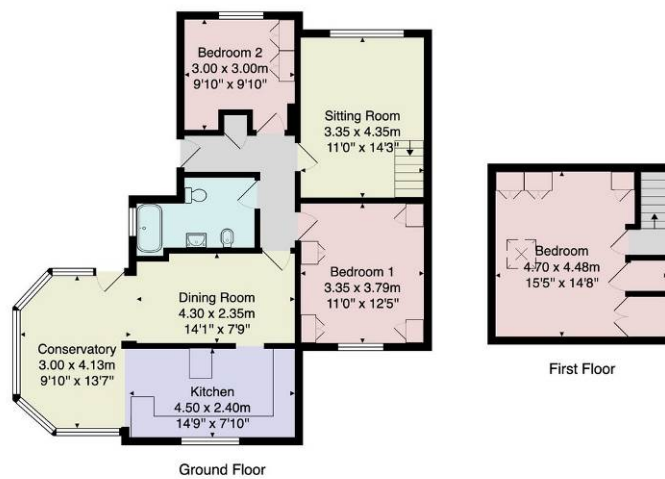
OUTSIDE

The property is surrounded by attractive and easy-to-maintain gardens including patio, lawn and planted borders. A driveway provides parking and leads to a single garage which has lights, power and electric door.

Tenure - Freehold

Council Tax Band - D





Total Area: 104.8 m² ... 1128 ft²

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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