39 Bilsdale Grove, Knaresborough, HG5 0PX

Stephensons
Estate Agents  Chartered Surveyors  Auctioneers
39 Bilsdale Grove, Knaresborough, HG5 0PX

A detached bungalow close to open countryside in this sought after location

- Detached Bungalow
- Lounge/ Dining Room
- Kitchen
- Two / Three Bedrooms

Guide Price: £219,995

- Bathroom
- Gardens to Front and Rear
- Garage with Driveway Parking
- Vacant Possession

Freehold

This two / three bedroom detached bungalow represents an ideal opportunity for all those looking to downsize into smaller more manageable accommodation.

The property is being offered for sale with no onward chain and benefits further from a detached single garage.

Bilsdale Grove itself is conveniently located within easy reach of Knaresborough Town Centre which supports excellent facilities and amenities together with a choice of quality restaurants, wine bars and tourist attractions including the Waterside, Knaresborough Castle and Mother Shiptons Dropping Well.

Whilst for the daily business commuter access can be gained to the A1(M) (four miles to the east) and Knaresborough Railway Station provides easy access to Harrogate, Leeds and York which in turn connects to the main East Coast Line to London.
Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

i.) Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Property Misdescriptions Act 1991 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.

ii.) The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.

iii.) No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.

iv.) Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be taken to form any part of any offer to purchase nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.

**Services**
Mains services of electricity, gas, water and drainage are installed to the property although these together with electrical and mechanical appliances have not been tested by the agents.

**Council Tax** is Band C

**Viewings** Strictly by prior appointment through Stephensons Knaresborough office at 85 High Street, Knaresborough. Telephone (01439 770232).
Email: knaresborough@stephensons4property.co.uk
website: www.stephensons4property.co.uk