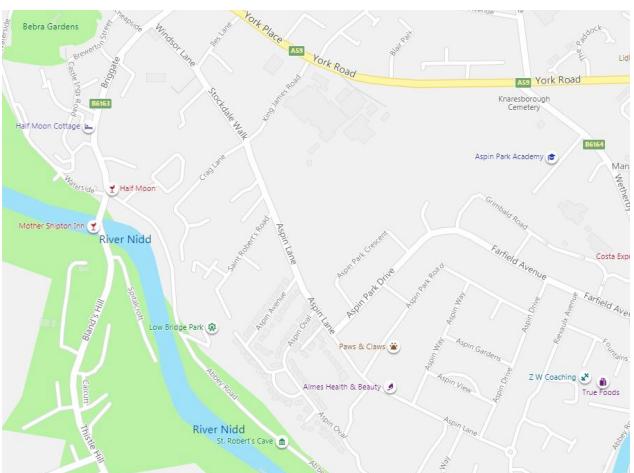
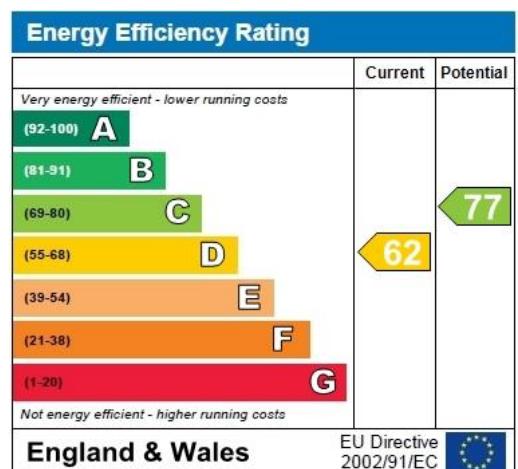


Total Area: 121.1 m<sup>2</sup> ... 1304 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



#### Viewing arrangements

Strictly by appointment through Myrings  
Telephone 01423 566400  
Email [enquiries@myringsestateagents.com](mailto:enquiries@myringsestateagents.com)

#### Directions

From Knaresborough town centre proceed down York Place turning right at the pelican crossing into King James Road. At the next mini roundabout turn left into Aspin Lane and continue past the school playing fields where the property can be found on the left hand side.



**53 Aspin Lane, Knaresborough**

**£325,000**

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 [myrings.property](http://myrings.property)

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation or warranty in relation to this property.

#MyFamilyValues



**Zoopla.co.uk**

**OnTheMarket.com**

**rightmove**

**PrimeLocation.com**

**MYRINGS**  
Harrogate's Leading Family Estate Agent

**BEST**  
ESTATE AGENT GUIDE  
2020 : EXCELLENT  
SALES & LETTINGS

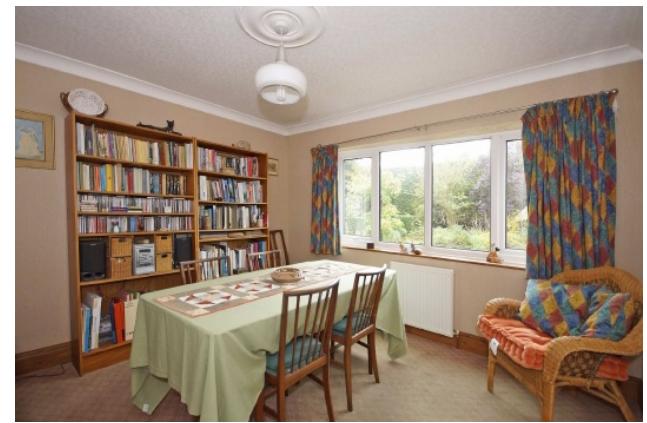
This rather spacious and extended three bedroom detached bungalow with integral garage and private front and rear gardens is situated in a highly sought after position on the outskirts of Knaresborough's town centre.

Fronted by driveway parking for two cars which leads to the integral garage with power and lighting, the property opens via an entrance porch into a central hall. To the front elevation there is a fitted kitchen with a range of units and a formal dining room large enough to accommodate a substantial table. To the side elevation there is a lovely dual aspect lounge which has sliding patio doors to the front which open out to the private flagged patio and lawned area with deeply stocked mature borders. There are three well proportioned

bedrooms which all can accommodate a double bed - the main bedroom with the additional benefit of an en-suite.

There is also a modern house bathroom. A useful separate utility room provides internal access into the tandem length garage. A door from the rear of the garage opens out to the extremely private mature gardens.

Located on the outskirts of the market town of Knaresborough which is famed for its riverside walks and Mother Shipton's Cave, the property is conveniently located within minutes walk of a wide variety of shops, stores, public houses and the reputable King James School. The A1M is 3.9 miles away linking to the national motorway network, and the town's central train and bus stations run regular services into Harrogate, Leeds & York.



**Bus**  
Less than 1 minute walk



**Main Roads**  
A1M 3.9 miles



**Train**  
Knaresborough 0.9 of a mile



**Airport**  
Leeds Bradford 15.1 miles

**Fixtures & fittings**  
Furnishings are not part of the sale and must be considered and negotiated separately.

**Rating Authority**  
Harrogate Borough Council Tax Band E

**Services**  
All mains services are connected to the property.

**Tenure**  
Freehold