



**45 Halfpenny Lane
Knaresborough, Yorkshire HG5 0PB**

Guide price £235,000

NO ONWARD CHAIN, IN NEED OF COSMETIC IMPROVEMENTS
THREE BEDROOM SEMI - DETACHED HOUSE WITH EXTENSIVE GARDENS SITUATED WITHIN
CLOSE PROXIMITY TO LOCAL SHOPS SCHOOLS AND AMENITIES
WITH SITTING ROOM, DINING ROOM, KITCHEN, WC TO THE GROUND FLOOR,
THREE BEDROOMS AND SHOWER ROOM TO THE FIRST FLOOR
FANTASTIC OPPORTUNITY FOR ANYONE LOOKING FOR A FAMILY HOME TO PUT THEIR OWN
STAMP ON IT.

EPC TO FOLLOW COUNCIL TAX BAND B

45 Halfpenny Lane, Knaresborough, Yorkshire HG5 0PB

Description

This is a spacious three-bedroom semi-detached house that's available for sale in the popular market town of Knaresborough. The property is situated in a convenient location that provides multiple shopping and transport facilities. It also has good train links to York, Harrogate, and Leeds, making it perfect for commuters.

The house is in need of modernisation but has great potential to become a beautiful family home. Knaresborough is renowned for its good schools, and this property is no exception..

The property is well-proportioned, with a lounge, dining room, kitchen, downstairs WC, three bedrooms, shower room, and gas central heating system. The lounge is spacious and has a large window that lets in plenty of natural light. The dining room is conveniently located next to the kitchen.

The kitchen has a range of units and worktops, and space for appliances. The three bedrooms are all of a good size and are located on the first floor along with a shower room.

Outside, the property boasts a good size front and side gardens. There is also a large brick-built storage unit. At the rear of the property the garden is mainly laid to lawn with established borders and a garden shed.

This property is offered for sale with no upper chain, and an early viewing is recommended. Don't miss out on the opportunity to own this fantastic family home!

Location

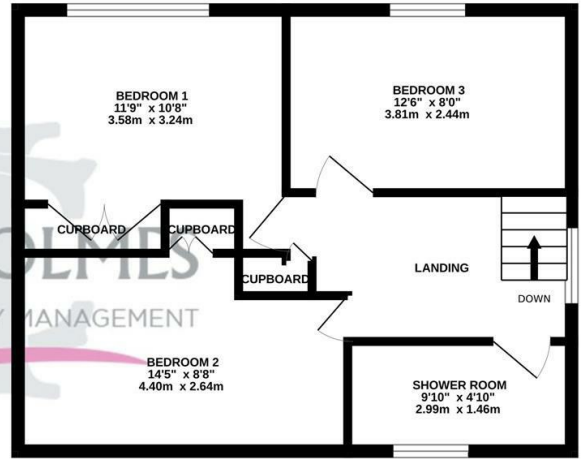
Located on the outskirts of the market town of Knaresborough which is famed for it's riverside walks and Mother Shipton's Cave, the property is conveniently located within minutes' walk of a wide variety of shops, stores, public houses, the reputable King James School and the 40 acre Jacob Smith Park, as well as being close to the Nidd Gorge which is recognised as an area of outstanding natural beauty. The fashionable spa town of Harrogate is only a short drive away which is renowned for its choice of restaurants, bars and boutique shopping. The A1M is 4 miles away linking to the national motorway network, and the town's central train and bus stations run regular services into Harrogate, Leeds & York.



GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		