

FOR SALE



Alexandra Grove, Knaresborough, HG5 0PH

MARTIN&CO



Alexandra Grove, Knaresborough

Three Bedrooms, One Bathroom

Asking Price Of £235,000

- Convenient location
- Short walk to Knaresborough centre
- End Terrace
- Large kitchen diner
- Enclosed garden
- Downstairs WC

Martin & co are delighted to offer to the market, this spacious three bedroomed end terrace property situated on Alexandra Grove, Knaresborough. This property would be ideal for first time buyers, or young families alike.

Alexandra Grove is situated within a short walking distance of the centre the historic market town of Knaresborough. Which has much to offer, including a weekly market, many recreational facilities, independent cafes, restaurants & public houses. The town has a lovely community feel and benefits from several primary schools and a secondary school, making it ideal for families. Knaresborough also has a railway station with mainline links. The southern bypass is convenient, and Harrogate is readily accessible by road, bus and rail with easy access to the A1M.

Upon entering the property, you will find the generously proportioned living room. Which has been tastefully decorated, offering a light & airy feel, whilst retaining a homely charm thanks to its feature fireplace and wood flooring.



Leading through to the spacious dining kitchen, which has been fitted with a range of wall & base units, built in oven, four ring hob & extractor. The French doors offer access to the enclosed rear garden, with a decking area, ideal for al fresco dining. There is a useful shed available.

The convenient utility room houses the gas combi boiler, plumbing for a washing machine, hand basin and loo.

Heading upstairs you will find the main bedroom which has been neutrally decorated and has plenty of natural light, thanks to its double windows.

Larger than average, house bathroom with bath, separate shower unit, vanity unit, basin & loo.

The third bedroom would make an ideal guest bedroom, nursery or office space. Please note, there is some height restriction in the room.

To the third floor there is a well-proportioned, light &

airy, dormer bedroom, which has been neutrally decorated and fitted with wood effect flooring.

Additional information in relation to the property:

The property is of Freehold Tenure.

There is access through the neighbouring courtyard to the rear garden, allowing for bin collection, repairs etc.

Council tax is a band B.

Estimated rent is £995 PCM, offering a 5.08% yield.

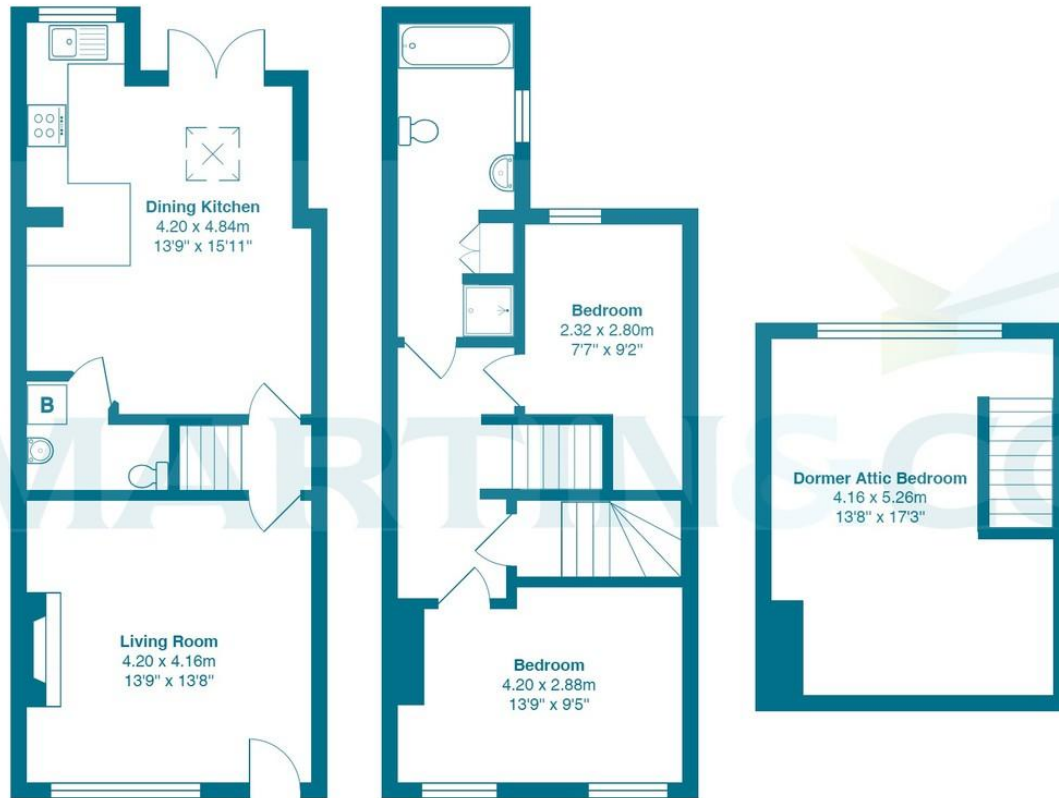
Electricity, Gas and Water are mains provided.

Estimated broadband speeds: 15MBPS - standard speed up to 1000 MBPs Ultra speed

Mobile phone coverage: O2, Vodafone & EE

Satellite & Cable TV Availability: SKY, BT & VIRGIN





Alexandra Grove, Blind Lane, Knaresborough, HG5 0PH

Total Area: 105.6 m² ... 1136 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co Harrogate

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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