



39 BIRKDALE AVENUE
Knaresborough

Carter Jonas

39 BIRKDALE AVENUE, KNARESBOROUGH HG5 0LS

Knaresborough – 1 mile
Harrogate – 7 miles
A1(M) – 4 miles

Reception hall · Cloakroom · Sitting room · Dining room
Snug/study · Kitchen · First floor landing · Four
bedrooms · Shower room · Garage · On drive parking
Gardens to the front and rear

The property occupies a pleasant position at the head of a wide cul-de-sac, in a popular and well established residential area. The town centre is within about a mile and provides a good range of shopping, recreational and schooling facilities along with a railway station with links to Harrogate, York and Leeds. The towns' southern bypass is nearby and provides access to surrounding towns and the A1(M).

39 Birkdale Avenue is a 4 bedroom detached family house, now in need of modernisation. The accommodation extends to almost 1,400 sqft of living space including a central reception hall, cloakroom, sitting room, dining room, snug/study and a kitchen. On the first floor is a landing, four bedrooms and a shower room.

Outside, there are gardens to the front and rear, on drive parking and a garage/store to the rear.

A 4 BEDROOM DETACHED PROPERTY PROVIDING WELL PROPORTIONED FAMILY ACCOMMODATION, NOW IN NEED OF MODERNISATION, OCCUPYING A PLEASANT SETTING AT THE HEAD OF A CUL-DE-SAC IN A POPULAR RESIDENTIAL NEIGHBOURHOOD ON THE EASTERN EDGE OF KNARESBOROUGH.



ADDITIONAL INFORMATION

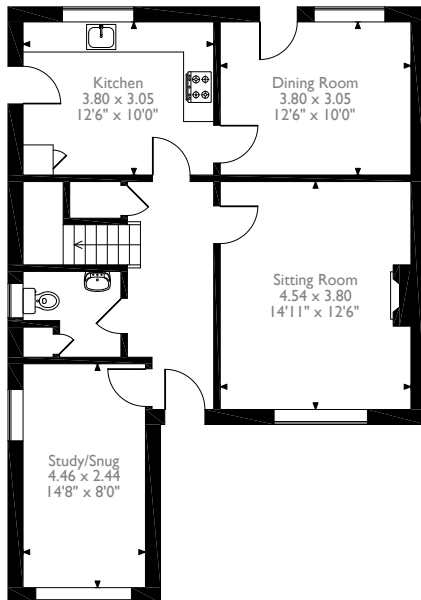
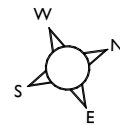
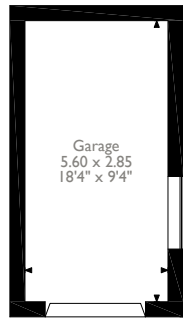
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that all mains services are installed.

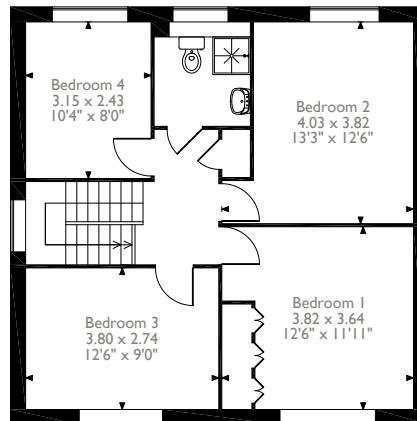
Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.



39 Birkdale Avenue, Knaresborough
 Approximate Gross Internal Area
 Main House = 128 Sq M/1378 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 144 Sq M/1550 Sq Ft

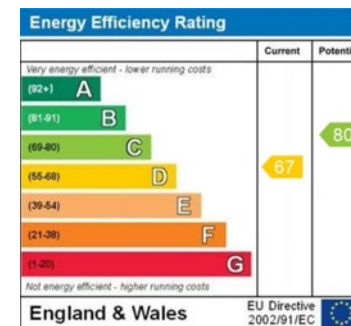


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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