

1 Jervaulx Drive, Knaresborough,  
HG5 8LA



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**£385,000**

## **Description**

A double fronted four bedroom detached family home occupying a peaceful cul-de-sac position in the much sought-after Aspin area of Knaresborough.

This well proportioned four bedroom family home which has the benefit of gas fired central heating and sealed unit double glazing and briefly comprises: Entrance hall, cloakroom/WC, sitting room, dining kitchen and side porch/utility area. On the first floor are four bedrooms and the recently refitted house shower room.

The gardens are situated to the front and sides of the property and are a blend of lawns with herbaceous borders and patio areas. There is a double width driveway which gives ample additional parking and leads to the double garage 17' x 17' (5.2 m x 5.2 m).

Jervaulx Drive is situated in the Aspin area of Knaresborough off Fountains Way. The immediate area supports a good range of amenities catering for most daily needs including primary schooling. The town centre is only a short distance away and supports a further range of amenities, including the renown King James School. Knaresborough is particularly well placed for the commuter as easy access can be gained to the A1 (M), linking with the region's motorway network and the train station in the town centre on the Leeds to York line.

## **Tenure**

Freehold. The property is for sale freehold with vacant possession on completion.

## **Services**

All mains services are connected to the property.

## **Council Tax**

We have been advised by the Harrogate Borough Council that the property is in Band E for the purpose of Council Tax.

## **Directions**

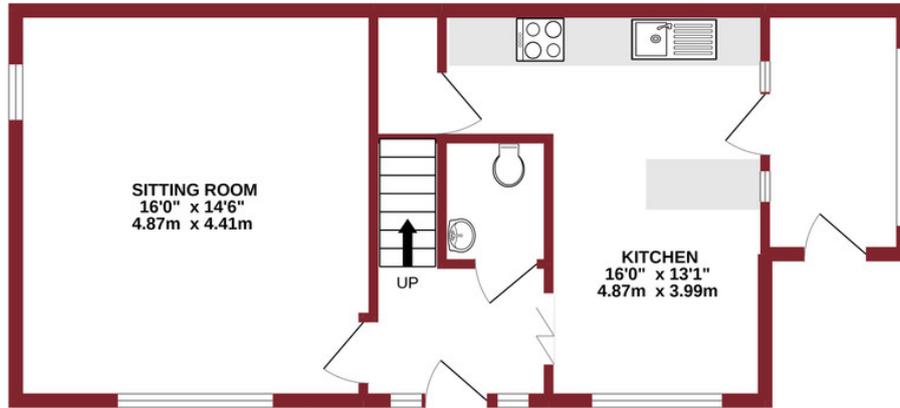
Proceed along the High Street in Knaresborough to the traffic lights with the bus station on your right, go straight on to the A59 York Road. At the next set of traffic lights turn right onto the B6164 Wetherby Road, take the right-hand turn onto Farfield Avenue and first left onto Fountains Way and left again onto Jervaulx Drive.

## **Details Produced**

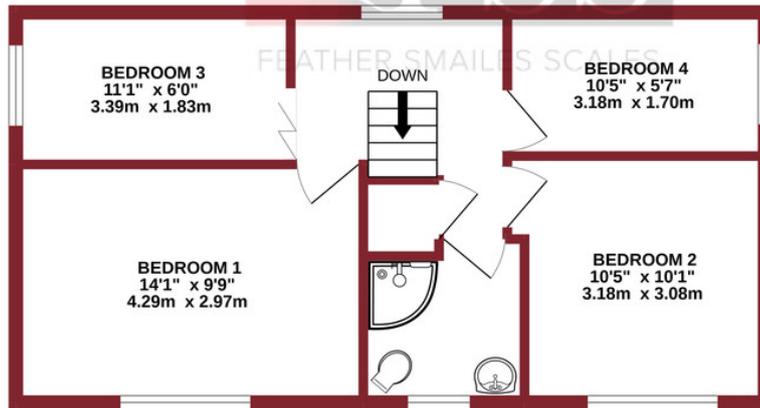
10th March 2022.



**GROUND FLOOR**  
540 sq.ft. (50.2 sq.m.) approx.



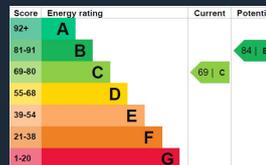
**1ST FLOOR**  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.  
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