



£61,250 Guide Price

Kingfisher Road, Knaresborough

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01423 276100

N
NEWBY JAMES

www.newbyjames.co.uk



Step Inside

Key Features

- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- French Doors
- Pet and smoke free property
- Rear garden perfect for entertaining

Property Description

Shared Ownership

Immaculately presented 2 double-bedroomed semi-detached house with driveway and secure rear garden

Main Particulars

Immaculately presented and aligned with the needs of early-stage buyers, this two-double-bedroom semi-detached home delivers a compelling proposition for young families and upwardly mobile professionals seeking efficient entry to the property market.

Positioned on the outskirts of Knaresborough, the property offers seamless connectivity to the A1 corridor while retaining walkable access to local amenities, including a supermarket and the B1 bus route linking directly to Knaresborough and Harrogate. This location profile supports both commuter resilience and lifestyle convenience.

The ground floor provides a cohesive living ecosystem comprising a well-appointed lounge and dining area, a standalone kitchen, and a strategically placed downstairs w/c. French doors create a clean transition to a sizable enclosed rear garden-primarily lawned-complemented by an Indian stone patio engineered for low-maintenance outdoor hosting, plus a wooden shed.

The first floor accommodates two full-size double bedrooms, supported by a modern house bathroom featuring a shower-over-bath configuration, low-flush toilet, and pedestal basin, ensuring a streamlined and family-friendly layout.

Further value is unlocked through a private driveway with capacity for two vehicles, reinforcing practical day-to-day functioning for households balancing work, childcare, and mobility requirements.

This property represents a high-utility, low-complexity opportunity for buyers seeking to establish a foothold in a strong North Yorkshire market without compromising on quality, connectivity, or future scalability.

Shared Ownership Eligibility:-

Applicants must have a local connection as detailed below:-

- *Currently lives in the area and has done for a minimum of 2 years or:
- *Has permanent employment or an offer of employment in the area or:
- *Has immediate family currently living in the area for a minimum period of 5 years or:
- *Has immediate family that has previously lived in the area for a continuous period of 10 years

Maximum household income requirement is £80,000 - this is based on all members of the household aged 18 and older whether they have joined the application or not.

Applicants that currently own a property must have a sale agreed on their current property before they can be considered.

Applicants must not currently own a home anywhere in the world unless a court order forces them to remain on the deed of a property where their children reside.

Applicants must be unable to afford to buy a property suitable for their family size on the open market.

The shared ownership property must be their principle or only home and they may not sublet all or part of it.

Applicants must be financially able to buy the property and pass a financial assessment and secure a mortgage if applicable.

Applicants who have indefinite leave to remain must be able to demonstrate that they are able to raise a mortgage with an acceptable lender.

Council Tax Band: B

Tenure: Leasehold (125 years)

Ground Rent: £0 per year

Service Charge: £47.95 per month

Shared Ownership: 25% being sold, £456.76 per month rental payments

Parking options: Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

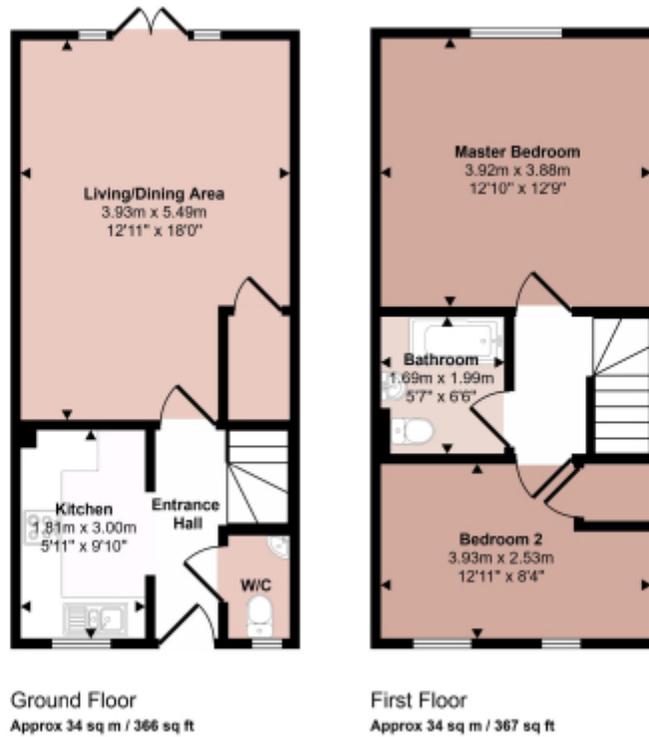
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



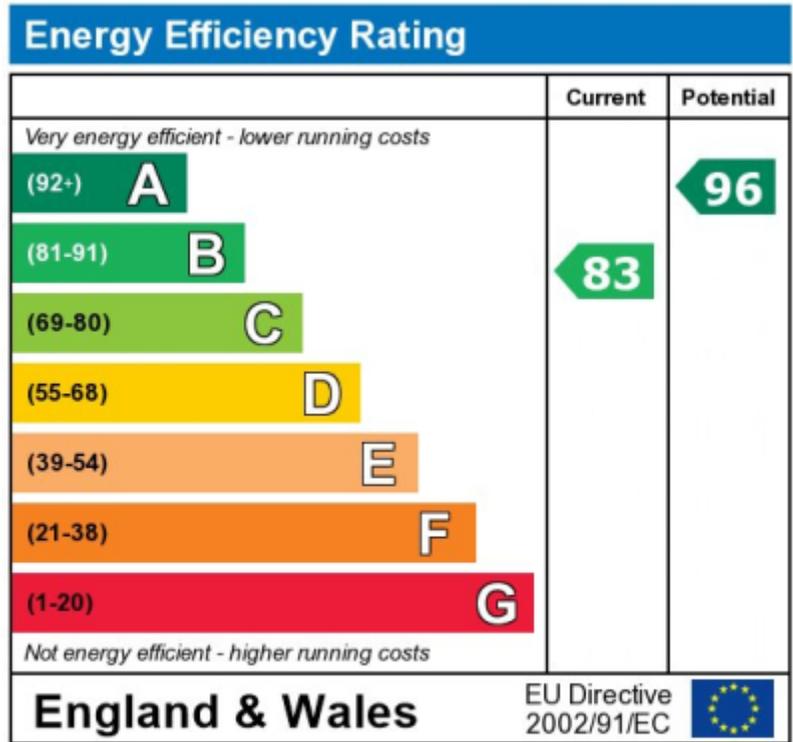
Approx Gross Internal Area
68 sq m / 733 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01423 276100



www.newbyjames.co.uk