



4 YORK PLACE

KNARESBOROUGH NORTH YORKSHIRE HG5 0AA

A MOST ATTRACTIVE THREE STOREY TOWN HOUSE IN THIS EXTREMELY CONVENIENT LOCATION WITH A DELIGHTFUL COURTYARD GARDEN. THE PROPERTY IS EQUIPPED WITH CENTRAL HEATING AND IS SUITABLE FOR A VARIETY OF USES INCLUDING AS A PRIVATE HOME, HOLIDAY COTTAGE, INVESTMENT, OFFICES OR OTHER SIMILAR USES SUBJECT TO ANY NECESSARY PLANNING CONSENT)

PRICE GUIDE £172,500

FOR SALE BY PRIVATE TREATY



LOCATION

The property is located in the centre of the historic market town of Knaresborough with its range of local shops, bars and restaurants. Knaresborough also benefits from both bus and rail transport services to Harrogate, Leeds, York and beyond. Knaresborough is well placed for access to the southern bypass which gives access through to the A1M and York to the east and the major West Yorkshire business centres of Leeds and Bradford to the west.

DESCRIPTION

A most attractive three storey town house in this extremely convenient location. The property is equipped with gas fired central heating and is suitable for a variety of uses (subject to planning consent) including as a private home, holiday cottage, investment, offices or other similar uses subject to any necessary planning consents. A particularly attractive feature of the property is the lovely enclosed rear courtyard garden.

ACCOMMODATION

Ground Floor

Sitting Room 15'7 x 14'7 max (4.75m x 4.45m max)

Including staircase to the first floor. Window to the front, radiator and fireplace with raised grate. Storage cupboard beneath the stairs.

Lounge / Ground Floor Bedroom 13'6 x 11'8 plus bay window 6'6 x 2'10 (4.11m x 3.56m plus bay window 1.98m x 0.86m)

This a most attractive room which could easily be converted to a kitchen if required and has French doors opening onto the lovely private and enclosed sunny courtyard garden. Radiator and built in cupboard with sink unit and worktop. Additional built in cupboard.



First Floor

Bedroom One 14'10 x 8'6 plus 4'10 x 3'1 (4.52m x 2.59m plus 1.47m x 0.94m)

Having fireplace with raised grate, radiator, recess with fitted shelves and window to front with window seat. Built in cupboard.



Kitchen 10'3 x 7'8 (3.12m x 2.34m)

Including a range of fitted units comprising base units, cupboard with worktops over, 1 ½ bowl sink unit built in double oven and gas hob, radiator and recessed storage area beneath the stairs.



Bedroom Two 12'9 x 11'7 increasing to 15' (3.89m x 3.53m increasing to 4.57m)

Including range of fitted wardrobes and bedside cupboards. High level storage cupboards and recess for a double bed. Fitted vanity unit with hand basin.



Cloakroom / WC

Having a low suite wc and handbasin.

Second Floor

Landing

Shower Cubicle

With Mira shower unit, shower base and folding door.

Outside

A particularly attractive feature of the property is the rear walled courtyard garden having a sunny aspect and various plants and shrubs

ADDITIONAL INFORMATION

Directions

From our offices on Knaresborough High Street proceed to the top of the High Street to the traffic lights and proceed straight on and the property is located on the right hand side.

Viewing

Strictly by prior appointment only with the agents 01423 860322

Wayleaves, Easements & Rights of Way

The property is sold subject to all rights of way, public and private which may affect the property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	62	64	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Paul Johnston (Boroughbridge Office) on **01423 322382**

Richard Lister (Harrogate Office) on **01423 730700**

John Haigh (Knaresborough Office) on **01423 860322**

SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.



PROPERTY MISDESCRIPTIONS ACT 1991

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