



4A WATERSIDE, KNARESBOROUGH PRICES FROM £795,000



Luxurious waterside town houses in a stunning location.

These homes have been created with no expense spared, the building dates back to 1894 and has been beautifully restored throughout and now offers 3 brand new homes whilst retaining many period features.

Internally the properties feature a bespoke designed staircase with glass balustrade and painted oak handrail, contemporary walnut veneer internal doors and Porcelanosa floor tiles.

Stunning bespoke handmade kitchens, hand painted cabinetry, designed and installed by Christopher Philips Handmade Interiors.

Luxurious bathrooms with underfloor heating.

Riverside balconies with the option to moor your own boat.

Knaresborough's finest homes.



Tenure Freehold	Local Authority North Yorkshire Council	Council Tax Band TBC	EPC Rating TBC
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Outside & Location

Externally the properties have bespoke Bereco flush casement redwood timber heritage windows, Bespoke Berco redwood timber French doors, Bereco fitted redwood timber front doors with high-security multipurpose espagnolette locks and approved neighbourhood watch cylinders, electrically operated Heritage Velux windows with rain sensors, individual clay roof tiles, steel riverside balconies with clear glazing and smoked privacy screening featuring Cladco composite decking.

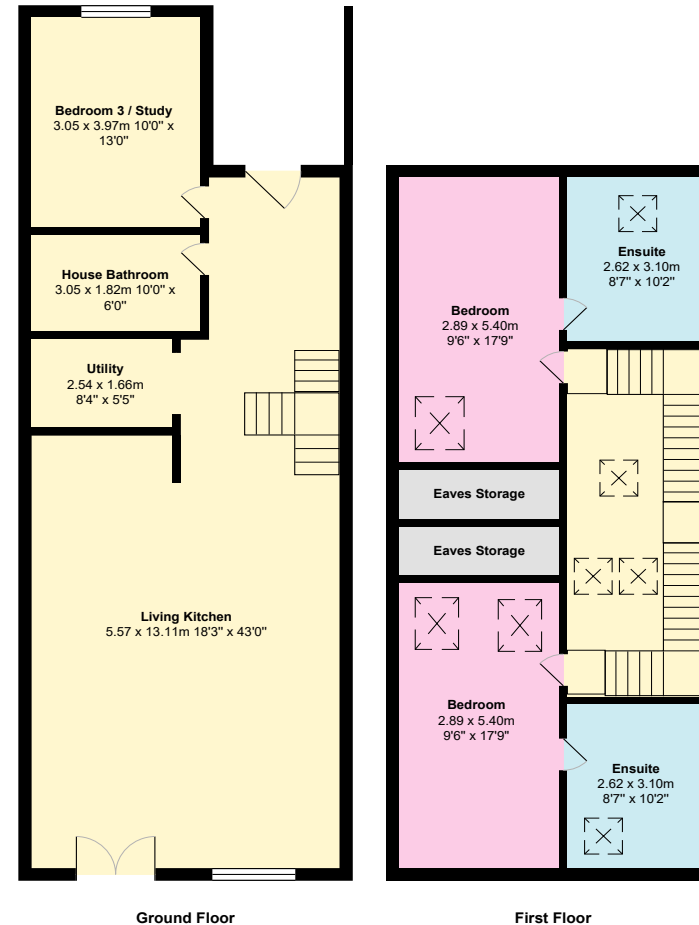
These unique town house enjoy a private suntrap balcony which is the perfect spot for al fresco summer dining, in this tranquil and peaceful setting.

Within a short walk of Knaresborough town centre and all its array of artisan shops, eateries, and historic monuments. The train station is also a short walk away.



Technical Specification

Natural gas system
Underfloor heating to ground floor with multi zone controlled areas.
Radiators to first floor with heated towel rails to bathrooms
Electric underfloor heating to all first floor bathrooms
Heatmiser Neo smart home heating control system
Logic Max System2 Hydrogen ready boiler
Low energy pelmet lighting
Westin 780 venting induction hob with efficient extraction
Fisher and Paykel Oven, microwave oven, warming drawer, integrated dishwasher and fridge freezer
Franke Kubus undermounted ceramic sink with mixer tap
Westminster White quartz work tops and upstands
Villeroy & Boch sanitaryware
Aqualia chrome taps and fittings
Aqualia thermostatically controlled dual head soaker showers
Porcelanosa wall and floor tiles
Electric underfloor heating
Heated towel rail
Smart meter installation for easy monitoring
External EV charging available
App controlled heating and lighting system
Master telephone and broadband connection point
TV and Satellite connection points available ready for connection
Ethernet points to office areas
Satin chrome electrical sockets and switches
i-on40H+ Hybrid Intruder Alarm system with Eaton Secureconnect Cloud
Connectivity installed by MRP Alarms



Total Area: 155.3 m² ... 1671 ft²

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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