



5 Stansfield Court, Church Street, Goldsborough, HG5 8NR

£140,000

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A beautifully presented and newly refurbished, with new fittings and fixture throughout, one-bedroom Grade II Listed apartment forming part of this charming courtyard development set in the grounds of Goldsborough Hall, for residents aged 40 and over.

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The property provides deceptively spacious accommodation including a large sitting room with glazed doors leading to the patio, a stylish kitchen a double bedroom and modern shower room. There is a raised communal terrace at the front of the property providing a delightful outdoor sitting area. The property has an allocated car parking space and there are beautifully maintained communal gardens.

The property is situated in this peaceful and idyllic position in the heart of the sought after village of Goldsborough. As well as the excellent village amenities, which include the Bay Horse Inn, post office, primary school and delightful Grade 1 Listed 12th-century church. The property is just a few minutes' away from the A1(M) and Knaresborough town centre which can also be reached via the regular bus service through the village.





### **SITTING ROOM**

A spacious reception room with window and glazed door leading to the paved outdoor sitting area to the front.

### **KITCHEN**

A modern fitted kitchen with a range of stylish wall and base units with integrated appliances.

### **BEDROOM**

A large double bedroom.

### **SHOWER ROOM**

A modern white suite comprising WC, washbasin set within a vanity unit and shower.

### **OUTSIDE**

There are beautifully maintained, communal gardens, terraces and outdoor sitting areas. Allocated car parking space.

### **AGENT'S NOTE**

The property is Long Leasehold having an original term of 999 years. There is no ground rent and the purchase price includes a part in the freehold company with the opportunity to contribute to how the courtyard is managed.

Pets allowed

Letting is permitted with conditions within the lease

**Council Tax Band - A**





Total Area: 36.7 m<sup>2</sup> ... 395 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			