



VERITY
FREARSON

2 HIGH BRIDGE HOUSE, HARROGATE ROAD, KNARESBOROUGH, HG5 8DA

£695,000

2 HIGH BRIDGE HOUSE

Harrogate Road, Knaresborough, HG5 8DA

Apartment 2 High Bridge House is an exceptional and truly individual first floor apartment situated in this most fantastic location, overlooking the River Nidd, on the edge of the historic market town of Knaresborough.

This stunning home offers very stylish and generous accommodation with a good sized balcony and the distinct advantage of secure underground parking.

Apartments of this scale and calibre are rarely offered to the market and an internal viewing is essential to appreciate the quality of this superb home, together with the delightful position of this exclusive purpose built development.



Living/Dining Kitchen · Utility · Guest WC

Master Bedroom with Dressing Room and En-Suite

Second Bedroom with Office Space/Study and En-Suite

Secure Underground Parking for 2 Cars · Visitor Parking · Balcony · Communal Gardens







ACCOMMODATION

The luxury apartment is one of only four in this modern block, served by a lift to all floors, or via the modern steel staircase. Under-floor heating throughout.

LIVING / DINING KITCHEN

24' 6" x 23' 7" (7.47m x 7.19m)
not including balcony.

Beautifully engineered ash flooring throughout. Intelligent lighting system with choice of mode and level of light. TV/Sky facility. Plentiful sockets, some with USB. Integrated kitchen appliances by Siemens include two modern combination ovens, dishwasher, intelligent induction hob. Quooker multi water tap. A comprehensive range of cabinets includes a very well-appointed island unit with lots of drawers and cupboard storage. Breakfast bar overhang. Silestone work tops to all floor cabinets. Multi power sockets and USB rise and fall unit to island work top. A Juliet balcony to Eastern elevation looking towards the River Nidd and the parish church.

GOOD-SIZED PRIVATE RIVERSIDE BALCONY

This superb balcony is accessed from the living room by sliding doors, offering alfresco dining and leisure space with amazing views over the River Nidd.

UTILITY ROOM

8' x 6' 2" (2.43m x 1.83m)
Plumbing for washer dryer, single stainless sink & drainer. Housing for electrics and intelligent systems. Housing for water tank system. Ample storage. Auto lighting. Envirovent air recovery and circulation system.

GUEST WC

7' 4" x 3' 11" (2.23m x 1.2m)
Wall hung WC with concealed cistern. Hand-wash basin. Auto lighting. Ash floor.

MASTER BEDROOM

21' 4" x 16' (6.5m x 4.88m) with west-facing Juliet balcony, fabulous views. Kindred fitted wardrobes combination, TV point.

FULLY FITTED DRESSING ROOM

8' x 6' 4" (2.44m x 2.1m)
Kindred fully fitted units to maximize hanging and storage for clothing and shoes.

EN-SUITE BATHROOM

11' 6" x 8' 9" (3.56m x 2.67m)
Fully tiled with free-standing feature bath, large walk-in shower, wash basin on Porcelanosa cabinet, 'Vitra' toilet. Heated towel rail. Ceramic floor tiles throughout.

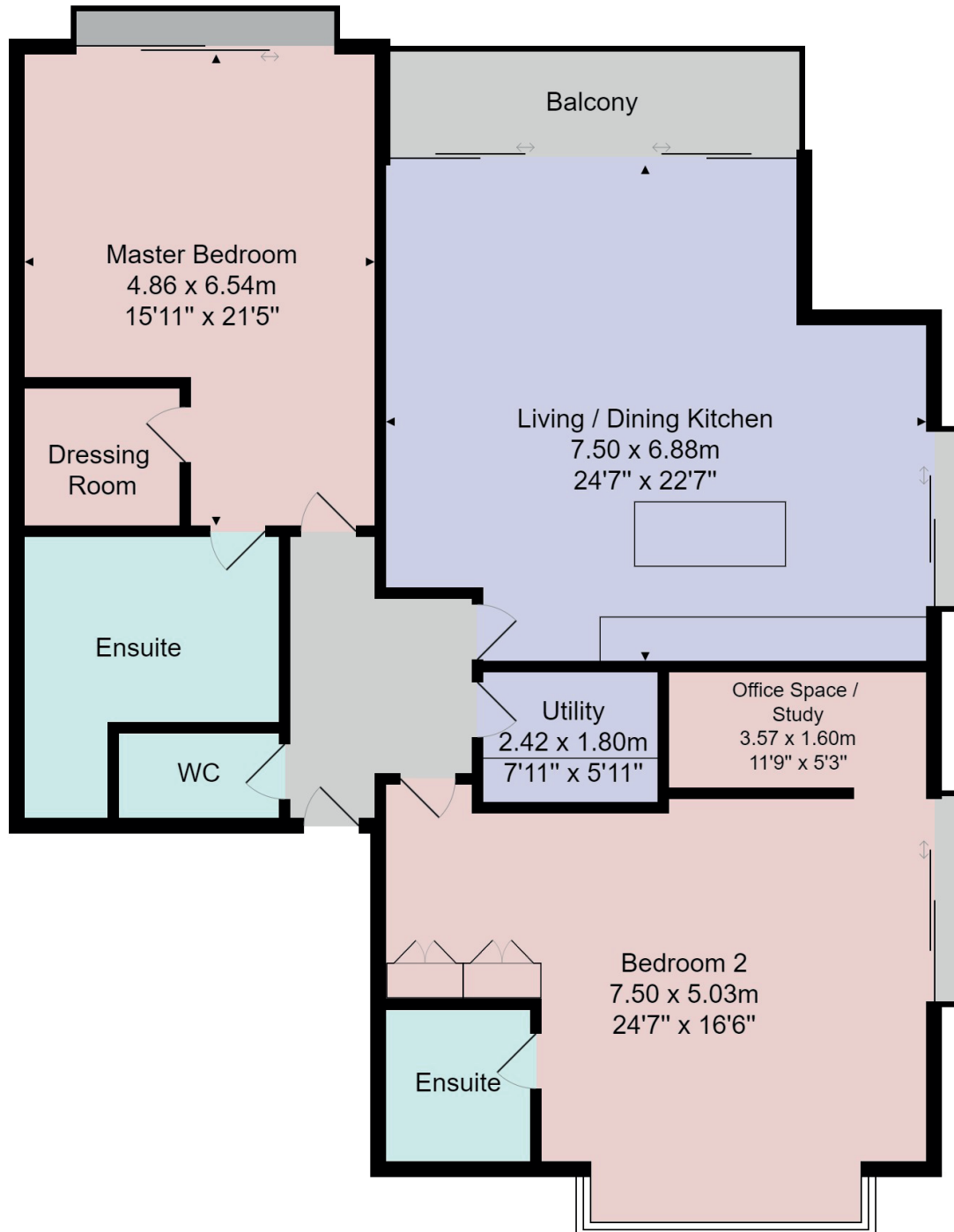
BEDROOM 2

24' 8" x 21' (7.52m x 6.40m)
INCLUDING OFFICE SPACE/STUDY
Dual aspect to both the East Side and the North side with great views towards the Parish Church, Waterside and the river Nidd. With Kindred fitted wardrobes.

EN-SUITE SHOWER ROOM

6' 10" x 6' 7" (2.10 x 2m)
Fully tiled with shower enclosure, wash basin on Porcelanosa cabinet and wall-hung WC. Ceramic floor tiles.

FLOOR PLAN



Total Area: 155.8 m² ... 1677 ft² (excluding balcony)

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.
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Outside

Secure underground parking for two large cars, served by an electrically operated roller shutter door, plus an additional secure storage area approximately 3m x 1m, shelved on one side. Additional storage for bins and recycling etc.

There is generous visitors parking on the Eastern side of the property. The communal gardens are now well established and are tended on a regular basis.

Agent's Note

The modern purpose-built apartment, built some six years ago using the latest ICF monolithic formwork for maximizing insulation and heat retention to guarantee ongoing savings on energy costs. Remainder of comprehensive 10 years builders warranty insurance in place.

KNX dimmable lighting system which can be remotely controlled from your smartphone, as can the nest Wi-Fi controlled underfloor wet heating system. TV points to all living and bedrooms, compatible for Sky/ Sky Q, modems etc. Central vacuum extraction system.

Council Tax: Harrogate Borough Council - Band F
Management charges £3,000 per year (£250 per calendar month).

Management charges includes an annual ground rent, buildings insurance, ongoing regular maintenance ie. Garden care, external window cleaning, fire company service and maintenance and cleaning of communal areas. Sinking fund in place.

In house management company "HIGH BRIDGE HOUSE MANAGEMENT LTD" in place, with all owners elected to be a director of the company.

Location

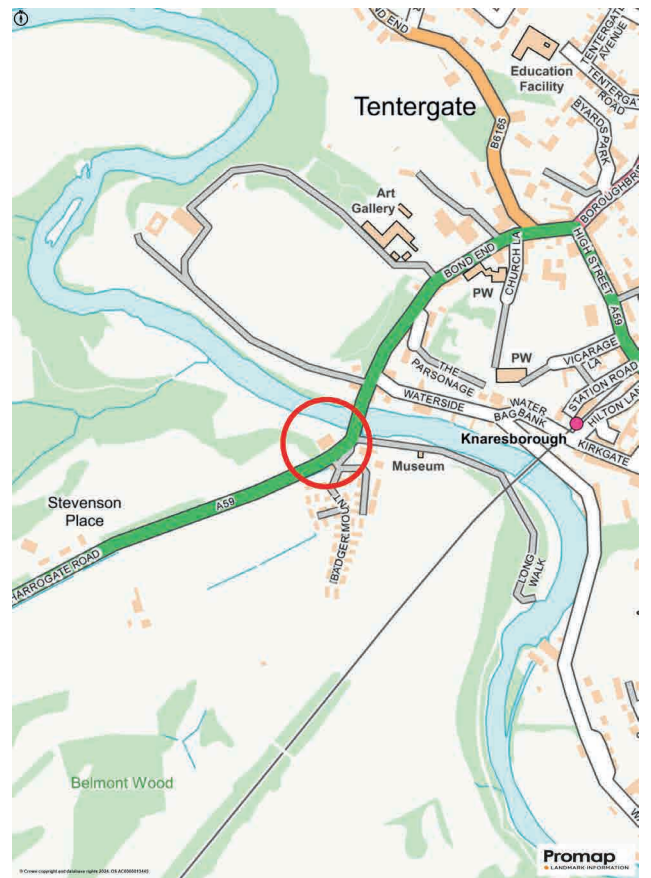
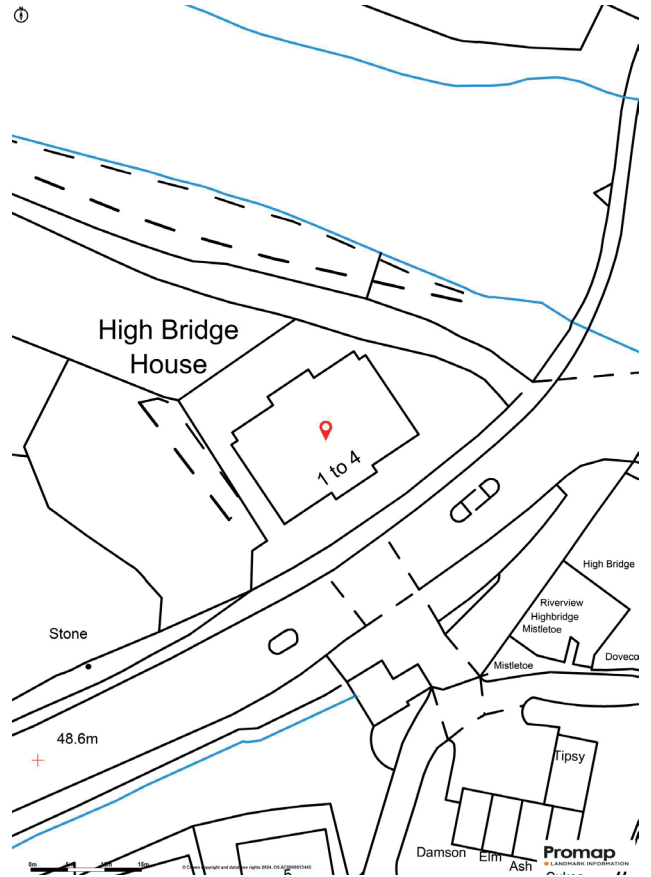
The property is situated on the edge of the historic market town of Knaresborough, which has many everyday facilities including shops, schools, sports facilities, public houses, restaurants and churches, many within walking distance.

The sophisticated Spa town of Harrogate is approximately 2.5 miles and the historic city of York is 17 miles, providing excellent shopping, recreational and business facilities. The thriving financial centre of Leeds is approximately 18 miles, all in commuter distance.

The A1(M) is approximately five miles away which provides easy access to the national motorway network. Bus services to Harrogate and beyond. Knaresborough train station is approximately 0.3 miles away and offers frequent services to connect with the main line stations at Leeds and York providing regular services to London King's Cross and Edinburgh Waverley; Leeds Bradford International Airport is approximately 15 miles.

Services

All main services connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs.		
A (92+)		
B (81-91)	86	86
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs.		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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