



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

£199,950

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A most attractive Grade II Listed characterful cottage forming part of an attractive courtyard development situated in the heart of this picturesque village and adjacent to the grounds of Goldsborough Hall.

The property has an allocated car parking space and there are beautifully maintained communal gardens. The property is approached by an impressive archway entrance enjoying a delightful courtyard setting within this highly sought-after village. The property will be available to people aged 40 years and over.

Goldsborough is a highly regarded village on the edge of the historic market town of Knaresborough where there is an excellent range of amenities catering for most daily needs. Within Goldsborough there is a cricket club, primary school and village pub. It is ideally placed for access to the A1(M) which gives direct access to Yorkshire's commercial centres and further afield.





With electric heating, the property briefly comprises, central entrance with lounge opening out to the dining area. The kitchen enjoys a pleasant aspect and comprises a range of matching modern wall and base units, there is also a ground-floor WC. The principal bedroom again enjoys a pleasant aspect and has a range of built in wardrobes. There is a second double bedroom and shower room.

GROUND FLOOR

SITTING / DINING ROOM

An impressive open-plan living space with space for sitting and dining areas. Fitted cupboards, shelving and fireplace.

KITCHEN

With a modern range of fitted units with electric hob, double oven and space for appliances.

CLOAKROOM

With WC and washbasin.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A further bedroom.

SHOWER ROOM

With WC, washbasin set within a vanity unit and large walk-in shower.

OUTSIDE

There is an attractive shared courtyard to the front with allocated parking space for one car. There is an external storage and there are beautifully maintained, communal gardens and outdoor sitting areas.

AGENT'S NOTE

The property is long leasehold. Residents of Stansfield Court are currently in the process of purchasing the freehold of the property, thereafter, a new lease will be established and the new owners will have a share of the freehold there will be a peppercorn ground rent, a minimum age of 40 years old for residents of the development and subletting will be permitted.

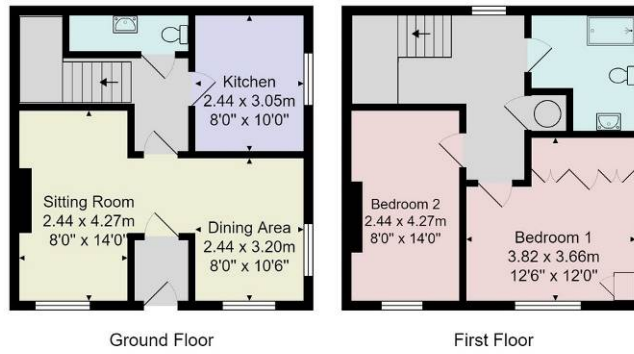
The current service charge is £156pcm.

LOCATION

The property is set within the grounds of Goldsborough Hall, a royal stately home with luxury B&B accommodation, and AA2 rosette dining. It is open daily for afternoon tea and lunch in the Orangery overlooking the historic gardens. Goldsborough Hall opens its gardens twice a year as part of the National Garden Scheme.

Tenure - Leasehold

Council Tax Band - C



Total Area: 82.2 m² ... 885 ft²

All measurements are approximate and for display purposes only.
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