



Castle Ings Court, Knaresborough

- NO ONWARD CHAIN
- Hillside accommodation arranged over four floors
- Top three floors benefit of floor to ceiling glazing and balconies
- Main bedroom suite with dressing room & luxury en-suite bathroom
- Viewing highly recommended
- Stunning contemporary living
- Amazing top floor kitchen/dining/snug with balcony offering views over the River Nidd
- Two allocated parking spaces with electric car charging point
- Town centre location with immediate access to amenities
- Council Tax Band E

HUNTERS[®]
EXCLUSIVE

**Offers In Excess Of
£800,000**

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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN! A fantastic opportunity to purchase a truly stunning, contemporary, hillside, four double bedroom end town house, built by V&A Homes to the highest of standards, offering the most amazing views over fields and the River Nidd. With accommodation arranged over four floors and, to fully maximise the views, the top three floors all have the benefit of floor to ceiling glazing and balconies.

The accommodation offers flexible living space throughout and comprises: Entrance hallway to the third floor, guest WC and a superb open-plan kitchen/dining/living space. The kitchen area has high-end integrated appliances, white Quartz worktops and breakfast bar, opening to the dining and snug areas with bi-folding doors to a balcony. The second floor landing serves a large lounge, with bi-folding doors and balcony, bedroom with double doors opening to an enclosed, front terrace seating area and house bathroom. To the first floor is the main bedroom suite, with walk-in dressing room, luxury en-suite bathroom, floor-to-ceiling glazing and door to balcony. There is also a utility room with large cupboard housing the boiler. The ground floor has two further bedrooms, one with double doors opening to a rear courtyard and a cinema room with large walk-in store cupboard.

To the outside, the property is approached by a private road, leading to two allocated parking spaces with electric car charging point. To the rear is an enclosed, south-facing courtyard garden, with gate leading to an open plan lawn space shared with the other two properties, offering views over green space leading to the River Nidd.

The property is ideally placed in the historic town centre, with immediate access to the wide ranging amenities to include; shops, bars, restaurants, King James secondary school and the train station.

EPC

Energy rating B

This property produces 2.4 tonnes of CO2

Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: E



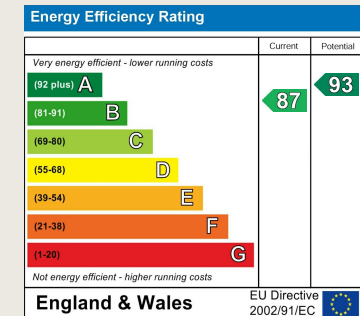


Castle Ings Court, Knaresborough, HG5 8FF
Approximate Gross Internal Area
180 Sq M/1938 Sq Ft



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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