



Church Lane, Knaresborough Asking Price £169,995

**** WITH UNDERCOVER ALLOCATED PARKING ****

A charming second floor flat that has been comprehensively upgraded, featuring a spacious double bedroom, modern kitchen and bathroom, and crucially an allocated parking space.



Accommodation

Occupying a choice position within short walking distance of Knaresborough High Street, is this period one bedroom second floor flat which is being offered for sale with both vacant possession and no onward chain. The property is accessed from the ground floor through a remote activated and security controlled front door into a communal reception hall with a staircase leading to the second floor accommodation.



The property is entered on the second floor into a reception hall which in turn services all the internal accommodation. There is a charming living room located at the front of the flat, having a television aerial point with recessed ceiling downlighters and radiator.



The feature room of the property is a modern kitchen having a range of contemporary units to three sides with laminated worktops and an inset polycarbonic sink unit. There is a built-in electric oven with a four-point ceramic hob unit with a brushed stainless steel canopy. The kitchen has an integrated slimline dishwasher. The kitchen provides plumbing for an automatic washing machine and ample space for both a fridge freezer unit and breakfast table. It benefits further from recessed ceiling downlighters and vinyl flooring.

The property has a spacious double bedroom with a freestanding double fronted wardrobe and radiator.

The lounge, bedroom and bathroom have window shutters.

The internal accommodation is completed with a modern bathroom, having a low flush WC and wash hand basin both set in a vanity surround. There is an inset panel bath with wall mounted shower attachments and full height tiled splashbacks. The bathroom also has a heated towel rail and vinyl flooring.



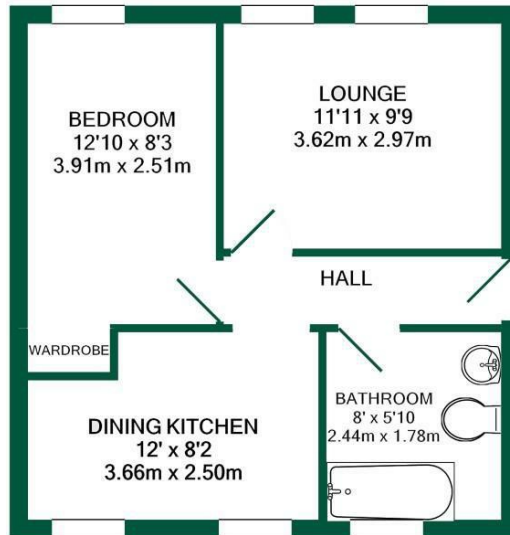
To The Outside

The property is one of four flats within the development and crucially is being sold with a single undercover allocated car parking space.

The property is held on 999 year lease from 1987 with an annual service charge of £480 per annum.

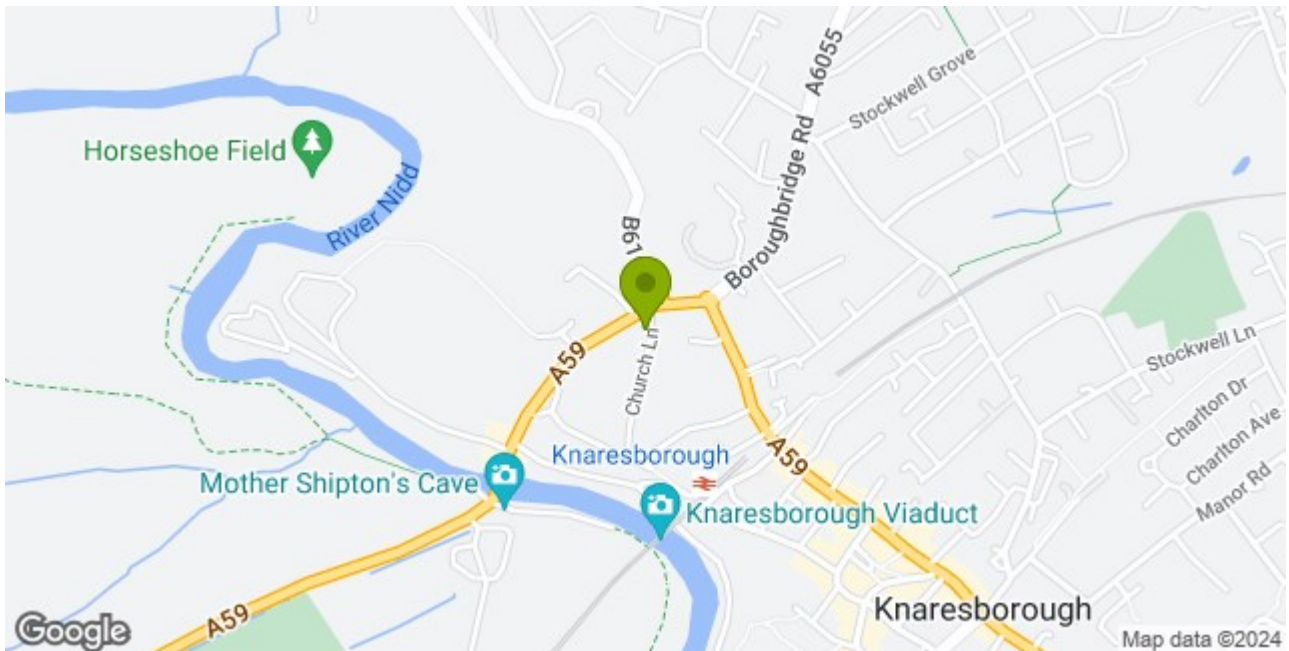
The property benefits from gas fired central heating throughout via a Worcester boiler and an early inspection is strongly recommended to appreciate the quality of the accommodation on offer. There is no doubt that the property is ideal for both first time buyers and property investors.





TOTAL APPROX. FLOOR AREA 423 SQ.FT. (39.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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