



Market Place, Knaresborough Asking Price £175,000

**** TOWN CENTRE APARTMENT ****

A spacious and well maintained 2 bedroom maisonette apartment, located off the market place, ideal for Property investors and first time buyers.



Accommodation

We are delighted to offer for sale this two bedroom maisonette apartment which is currently held on an Assured Shorthold Tenancy with a passing rent of £680 per calendar month.

The property overlooks the Market Place and crucially is being offered for sale with no onward chain. It is accessed via a communal side entrance with a staircase leading to the first floor accommodation.



The principal reception room is a spacious lounge being L shaped in nature. There is an electric heater and television aerial point.

There is a modern kitchen having a range of stylish range of built-in base units to two sides with laminated work top and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in electric oven with four ceramic hob unit over and extractor canopy above. The kitchen also provides plumbing for an automatic washing machine and includes recessed ceiling downlighters and vinyl flooring.



The landing services all the upper floor accommodation and includes a walk-in L shaped wardrobe and double fronted built-in storage cupboard.

The property features two good sized double bedrooms both of which have sash casement windows.

The accommodation is completed by a shower room having a low flush WC, pedestal wash hand basin and walk-in shower cubicle with three quarter height tiled surround.



The subject property is located over the first and second floors having a private entrance hall with staircase leading to the first floor accommodation.

To The Outside

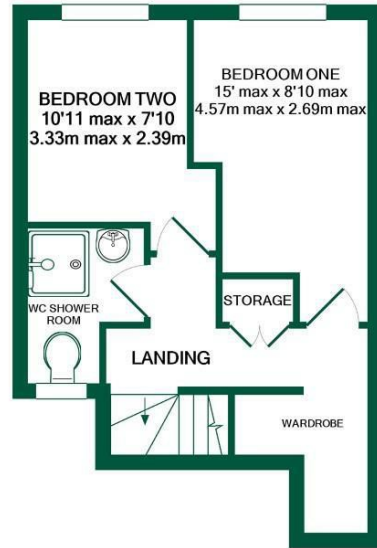
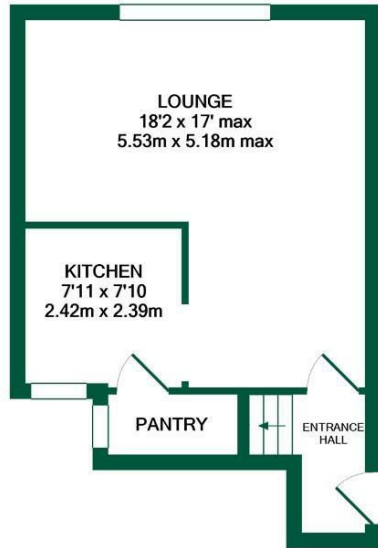
The Property is part of a period mixed use commercial and residential property overlooking the market Place.

The property has a communal side entrance with further access to the rear of the property.

There is an opportunity for the purchaser of the property to lease an off street parking space. Spaces will not be demised and will be subject to termination by the landlord with three months' notice.

Agents Note

The apartment will be held on a 999 years at a peppercorn rent. There will be no annual service charge but leaseholders will be subject to a percentage share of reasonable repairs. This is expected to be 15% for this apartment.



FIRST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 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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Partners

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- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
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Associates

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