

## Waterside, Knaresborough Asking Price £290,000

\*\*\*\* OUTSTANDING LOCATION \*\*\*\*

An immaculately presented and spacious first floor apartment, skilfully converted 24 years ago, occupying a choice elevated position overlooking the Waterside, with two allocated off-road under cover parking spaces.



## Accommodation

Situated in one of Knarborough's most highly regarded and sought after locations, overlooking Waterside, is the development known as The Retort House, being a skilful conversion of three apartments.

The subject property is located on the first floor with access via a communal entrance hall with a remote activated and security controlled entrance door which leads through into the communal entrance hall. The hall itself has feature quarry tiled flooring with an exposed brick surround and useful under stairs storage cabinet. There is a staircase which leads to the first floor accommodation.

As you enter the property, you are welcomed by an entrance porch which has a mounted cloaks rail and an integral door in addition to a double glazed casement window to the rear elevation.

One of the feature rooms of the property is the reception hall which offers flexible accommodation, currently used as a dining room and with three separate arch casement windows to the rear and side elevations overlooking the rear courtyard beyond. There is a double radiator and recessed ceiling downlighters and a wall mounted front door activated security telephone.

The principal reception room is a spacious living room located at the front of the flat, enjoying a superb elevated position with an open front aspect and a terraced balcony. Double glazed French doors lead out onto the balcony and in addition there is a feature electric fireplace, television aerial point and double glazed casement window. The living room also benefits further with coved cornices.

The property features a modern kitchen which has a stylish range of built-in base units to three sides with laminated worktops and an inset stainless steel sink unit. There is a range of matching high level storage cupboards in addition to a built-in Beko electric oven and grill with a separate four point Bosch gas hob unit and a brushed stainless steel extractor canopy. The kitchen provides ample space for a freestanding fridge freezer unit and includes a built-in washing machine. There is laminate flooring, recessed ceiling downlighters and double glazed casement window.

An inner hall services the bedroom accommodation and has a built-in cupboard offering very useful additional storage.

There are two spacious double bedrooms, the main bedroom of which includes a walk-in dressing room with mounted shelving and generous hanging space. There is also a wall mounted Worcester gas fired central heating boiler.

Both bedrooms include radiators and double glazed casement windows.

Finally there is a modern house shower room which has a low flush WC, pedestal wash hand basin and walk-in shower cubicle with drying bay with a shower attachment, spare compartments and full height tiled splashbacks. The shower room includes a heated towel rail, radiator, extractor fan, coved cornices, vinyl flooring and recessed ceiling downlighters.

## To the Outside

The property occupies a choice elevated position overlooking the Waterside with a pillar entrance onto a communal courtyard. The property is allocated two off-street under cover parking spaces.

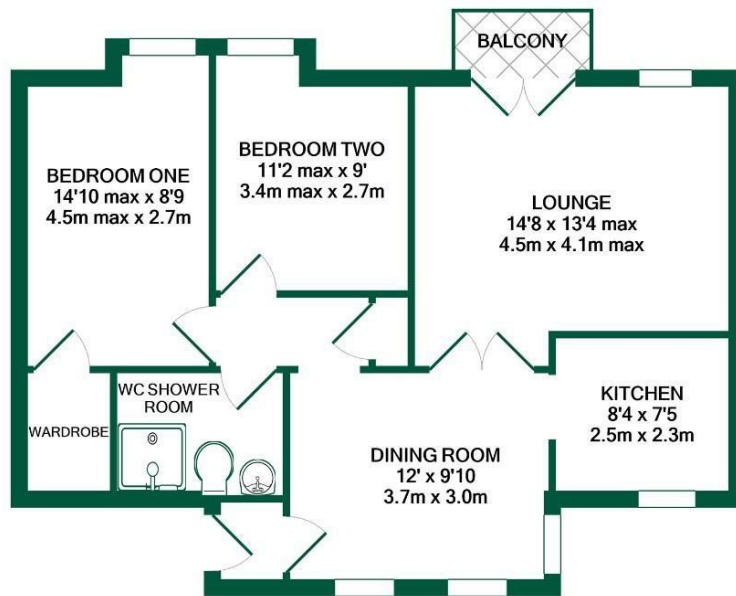
In addition there is a separate visitor's parking space and adequate space for bins and recycling.

To the rear of the property is a further communal courtyard which is solely for the use of the three properties within the development.

The property's terrace balcony, which is accessed from the lounge, has ample space for a table and two chairs and has been refitted with composite decking and has a protective balustrade.

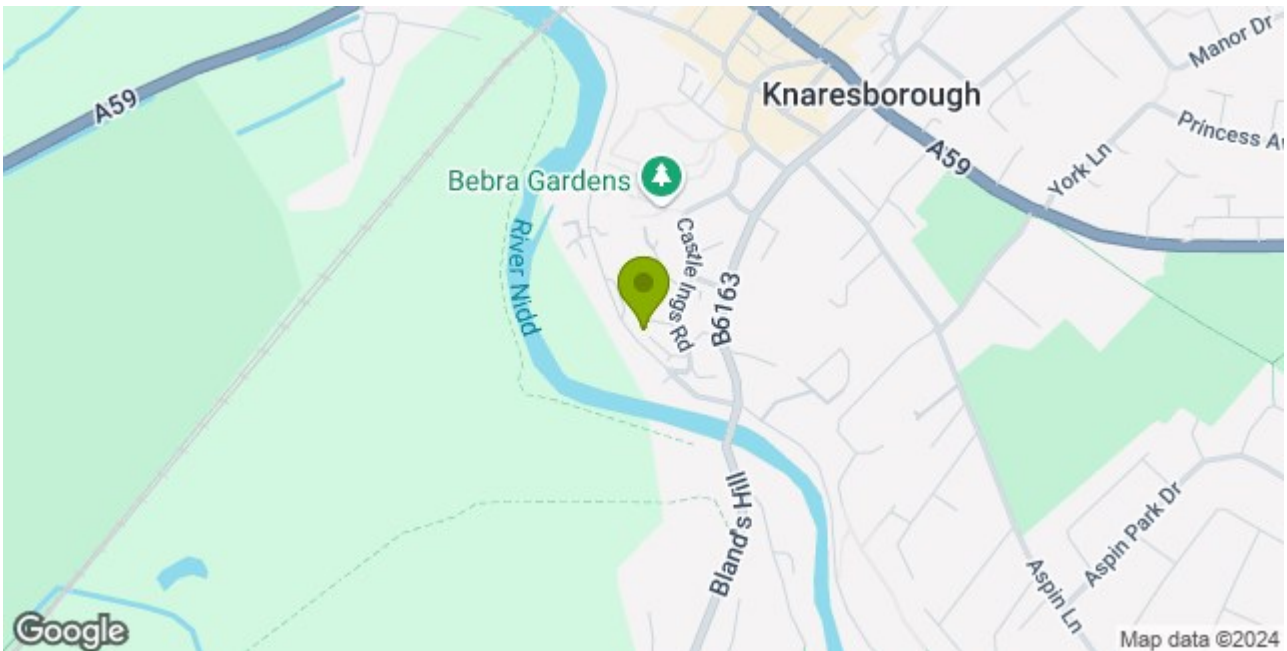
There is no doubt that the property is certain to be of interest to professional couples, property investors and retirees, and an early inspection is strongly recommended.





TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 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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