



Finkle Street, Knaresborough Asking Price £219,995

**** DELIGHTFUL PERIOD COTTAGE ****

Tanners Cottage is a charming Grade II listed cottage located just off Knaresborough's High Street. This extended living accommodation would be ideal for professional couples or first time buyers.



Accommodation

This charming Grade II listed cottage has well proportioned living accommodation set across three floors. The property occupies a choice position just off the High Street in Knaresborough, ideal for the railway station and offering quick and easy access to the A1 motorway.

The property is entered at the front into a lounge having a gas central heating radiator and log burner with a feature Yorkshire stone hearth. There is a television aerial and telephone points and an exposed beam ceiling, in addition to a bay window with shutters to the front of the property.

Beyond the lounge is a dining room which would have been the original kitchen to the property. The dining room has a beamed ceiling with a walk-in pantry, double radiator and a thermostatic control panel for the central heating. There is a window seat and shutters, and tiled flooring.

The kitchen has high and low cupboards with wooden worktops, ceramic sink unit and drainer. The kitchen benefits from tiled flooring and splashbacks, and benefits further from a dishwasher, extractor fan and canopy. There are roller blinds and a stable door with an outside door canopy.

The house bathroom is beyond the kitchen and has a panelled bath, shower screen, towel rail radiator, roller blind and extractor fan. There is a Mira shower unit, white pedestal wash hand basin and white w/c. The bathroom is fully tiled on the walls and floor.

The property's main bedroom is positioned at the front of the property being a generous double room with a double fronted built-in handmade wooden wardrobe. There is an exposed open fire, sash window and shutters, and a double radiator.

The study has the Worcester gas central heating boiler and a beamed ceiling. There are shelves for storage and window shutters.

The second bedroom is to the back of the property with double radiator and plumbing for a wash hand basin.

The stairs go up to the loft room. The third bedroom is a loft room with three storage cupboards, double radiator and white surround cover, wooden beams and two Velux windows.

To the Outside

The shared courtyard has an outside shed which has electric light and power. The washing machine and freezer are housed in the shed. There is right of access to the property through a gate into the courtyard.

The property has been modernised in recent years and an early inspection would be strongly recommended.

Notes

Tenure: Leasehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 95.33 mb/s* download speed

EPC Rating: D

Council Tax: B - North Yorkshire County Council

Parking Permits: Available from North Yorkshire County Council

Current Planning Permissions: No current valid planning permissions

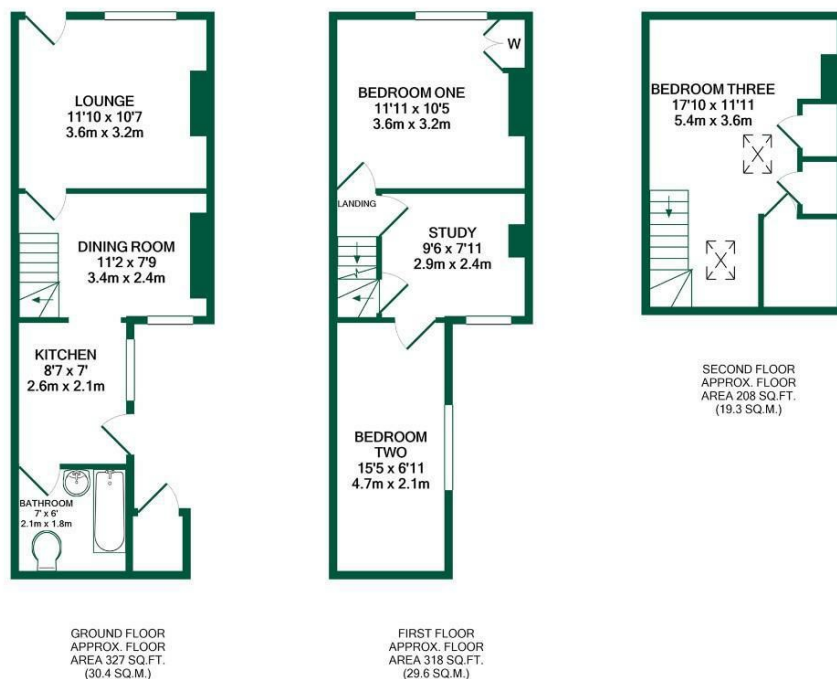
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01423 867700**

* Download speeds vary by broadband providers so please check with them before purchasing

** The vendor works for Stephensons Estate Agents

Starting Year of Lease: 2 December 1732

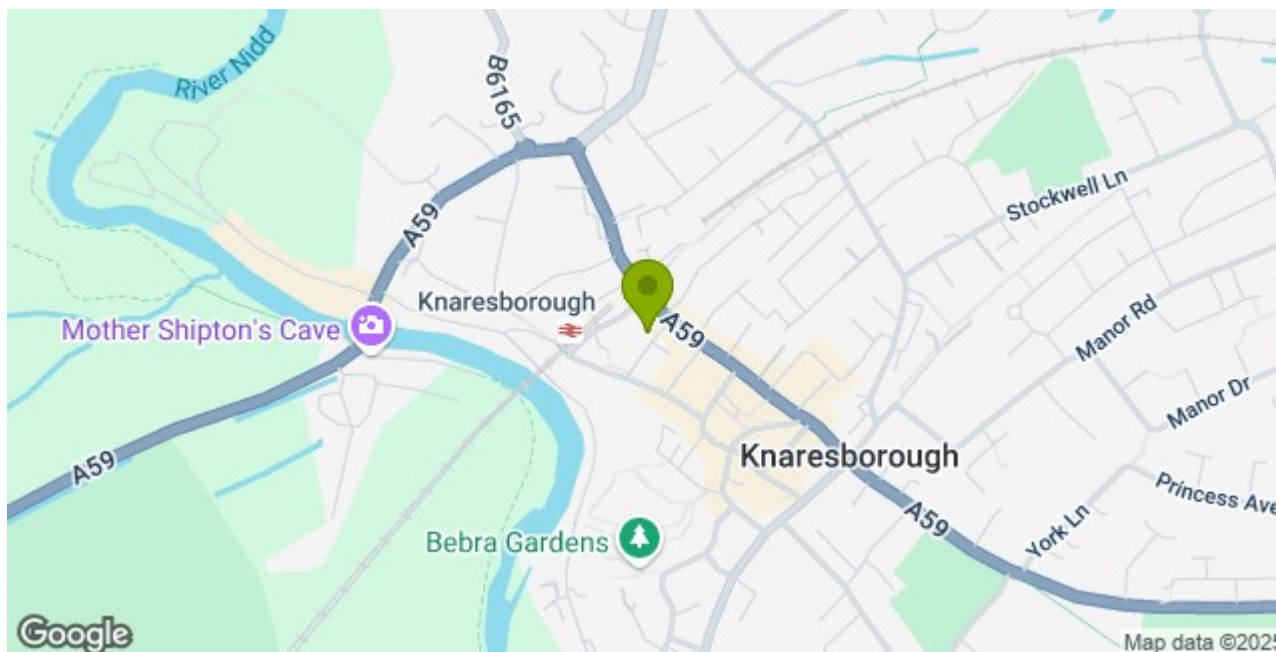
Years Remaining on Lease: 292 years



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TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.3 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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