



Fisher Gardens, Knaresborough Asking Price £220,000

**** FEATURE LOUNGE ****

A deceptively large 3 bedroom maisonette offering generous living accommodation featuring a spacious lounge and rear patio garden.



Accommodation

An ideal opportunity to acquire this two storey three bedroom maisonette apartment which has been immaculately maintained throughout and is situated within short walking distance of the High Street and railway station.

The property is entered at the front via a Upvc framed double glazed door into a spacious reception hall having a staircase leading to the first-floor accommodation with panelled balustrade. The hall includes an electric storage heater and built-in cupboard.

There is a downstairs cloakroom located directly off the hall having low flush wc and bracketed wash hand basin.



The kitchen is located at the front of the property having a modern range of built-in base units to three sides with laminated worktops and inset polycarbonate sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the sale is the Beco electric oven with 4-point Baumatic ceramic hob unit and extractor canopy. The kitchen provides plumbing for a washing machine and space for a tumble dryer as well as space for a free standing fridge freezer unit and breakfast table. There is a built-in pantry cupboard and contemporary electric radiator.

The principal reception room is a generous lounge located at the rear which has a built-in understairs storage cupboard, electric heaters, television aerial point, beamed ceiling and Upvc framed double glazed rear door leading out onto the patio beyond.

The first floor landing includes a built-in linen cupboard with mounted shelving.



Bedroom one is a spacious double room with built-in wardrobes and an electric heater. Bedroom two is located at the front having a double fronted built-in wardrobe and electric radiator

Bedroom three is currently used as a working study and all three bedrooms have Upvc framed double glazed windows.

Finally, there is a contemporary house bathroom having a low flush wc, pedestal wash hand basin and inset panelled bath with wall mounted Triton shower unit and full height tiled surround. The bathroom includes a heated chrome towel rail and vinyl flooring.

To the Outside

The property is situated off Castle Ings Road within the Fisher Gardens development. It is set within communal gardens and a courtyard within which parking is allocated on a first come first served basis.

To the rear is a further communal area with outdoor seating, and included with the title of this property is a delightful rear courtyard garden which is extensively flagged with surrounding fenced and walled boundaries. The courtyard is south facing in nature and is accessed directly off the lounge.

Agent's Notes

Tenure: Leasehold - 125 years from 1985

Ground rent £10 per annum

Service charge £261 per annum 2024

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

Broadband Coverage: Up to 1800* Mb download speed

EPC Rating: D

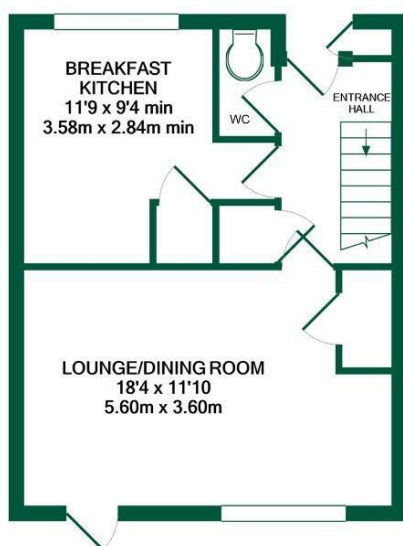
Council Tax: B - North Yorkshire County Council

Current Planning Permission: No current valid planning permissions

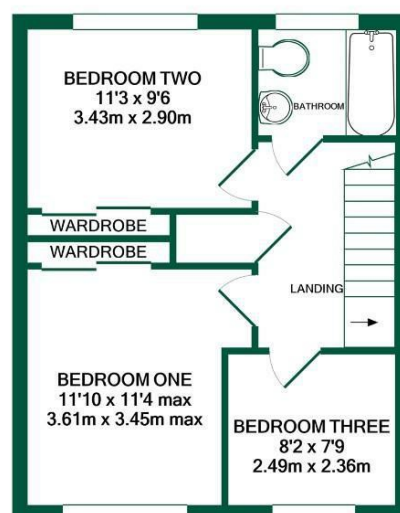
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01423 867700

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





GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

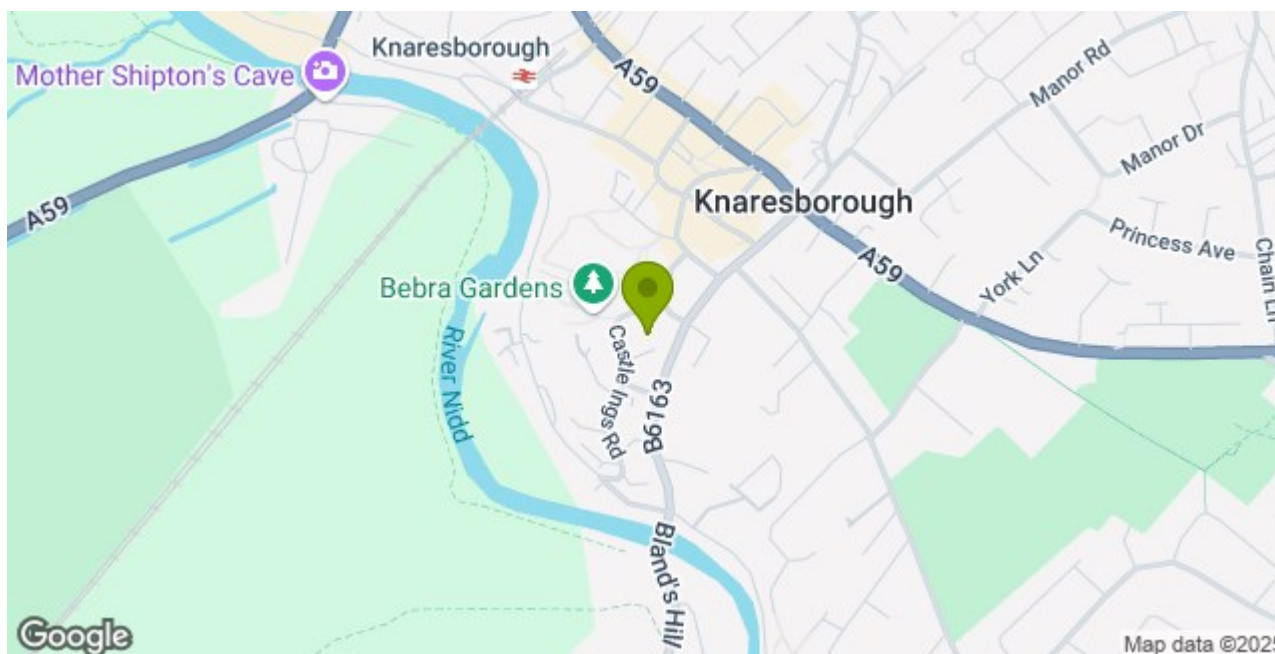


FIRST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 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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