



Church Lane, Knaresborough £164,500

**** NEW PRICE ****

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



Accommodation

Occupying a choice position with lovely views to St Johns Church and Knaresborough House Gardens, within a short walking distance of the train station and 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.

You enter the flat into a reception hall which serves all the accommodation.

The principal reception room is a spacious lounge having a rooftop view to the front and benefitting from twin casement windows with window shutters. The lounge benefits further from a double radiator and television aerial point.

The feature room of the property is the spacious breakfast kitchen located at the rear having a range of modern of built-in base unit with laminated worktops and inset polycarbonate sink unit. There is an additional range of high-level storage cupboards with ceramic tiled splashbacks.

Included within the kitchen is a built-in CDA electric oven with four-point gas hob unit and brushed stainless steel extractor canopy. There is plumbing for a washing machine and space for a free standing fridge freezer unit. The kitchen houses the Worcester gas fired central heating boiler and has a fitted breakfast bar, vinyl floor and double radiator.

The property boasts a generous double bedroom being located at the front of the development with rooftop views and window shutters. There is a double fronted fitted wardrobe and radiators.

The internal accommodation is completed by a modern house bathroom which has a low flush WC and wash hand basin both set in a vanity surround. There is an inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom also includes 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 car parking space.

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.

Tenure: The four flat owners collectively own the freehold which is held on 999 year lease from 1987. The service charge is £40 pcm

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

Broadband Coverage: Up to 1800Mb* download speed

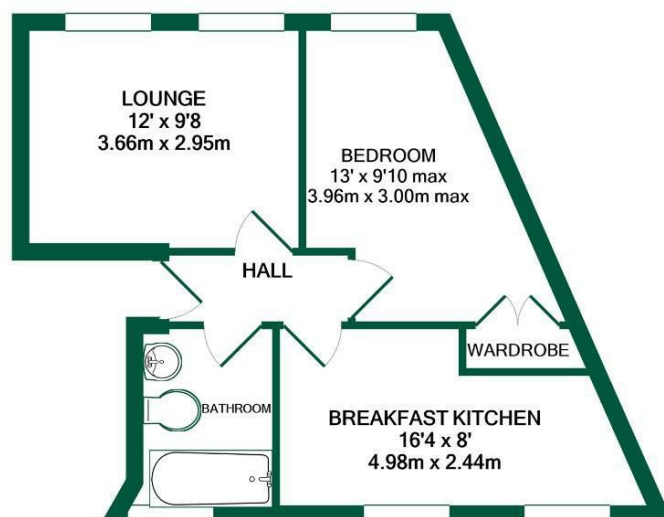
EPC Rating: D

Council Tax: B - North Yorkshire County Council

Current Planning Permission: No current valid planning permissions

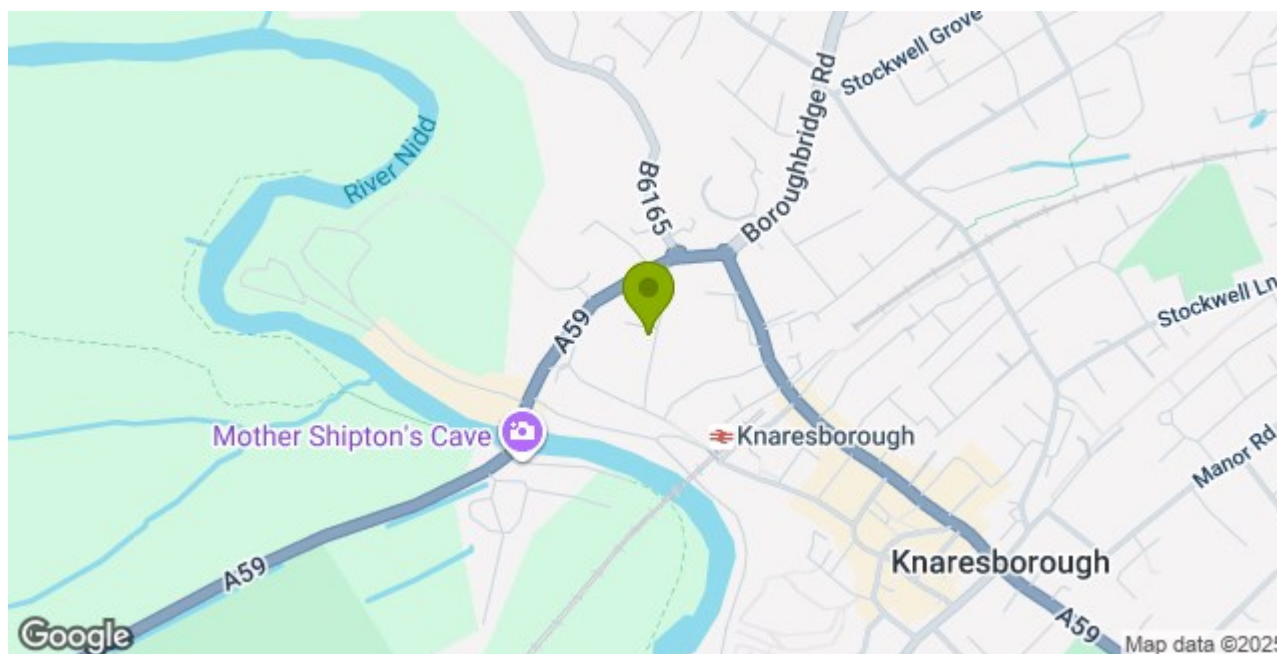
Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01423 867700

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



TOTAL APPROX. FLOOR AREA 416 SQ.FT. (38.7 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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