



## DEVELOPMENT OPPORTUNITY

**HAMBLETON PARK VIEW  
HAMBLETON GROVE  
KNARESBOROUGH  
HG5 0DB**

**GUIDE PRICE £1,000,000**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.



## AN EXCEPTIONAL RESIDENTIAL OPPORTUNITY

The apartments are between 645 sqft (60 sqm) and 710 sqft (66 sqm).

Planning permission granted for 14 apartments with undercroft parking incorporating two lifts and balconies to each flat.

Planning Ref:19/00129/FULMAJ - Subject to conditions.

Set in the very heart of Knaresborough and offering a fabulous outlook across playing fields and far reaching views beyond.

Located extremely close to the town centre with its excellent shopping parades, bars and restaurants, local schools and the Knaresborough railway station.

### DIRECTIONS - HG5 0DB

From Knaresborough High Street, heading towards Wetherby, turn left at the traffic lights into Park Row. Follow the road round to the left into Stockwell Road. Turn right into Hambleton Grove.

### APPROXIMATE DISTANCES

Town Centre	400 metres
Railway Station	500 metres
Bus Route	100 metres
Airport	15 miles

