Briggate, Knaresborough

£250,000

Stephensons
estate agents & chartered surveyors

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Briggate, Knaresborough HG5 8BH

Est. 1871

£250,000

*** NO ONWARD CHAIN ***

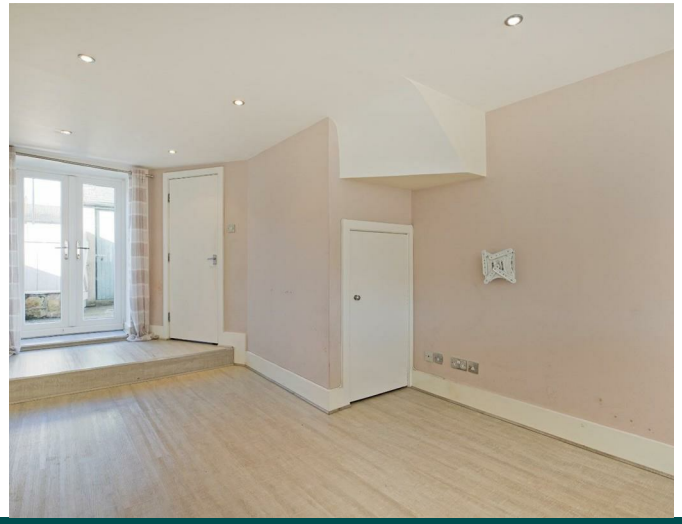
A delightful period terraced cottage with accommodation set across four floors featuring and benefitting from off road parking and a delightful rear courtyard. The property is conveniently located within easy reach of the town centre which supports excellent facilities and amenities.

The property is entered at the front through a panelled front entrance door into a spacious through lounge which is the principal reception room having twin radiators, a built-in under stairs storage cupboard, television aerial point and French doors leading out onto the rear courtyard beyond.

The property features a lower ground floor kitchen which has a modern range of built-in units to three sides with rounded edged worktops and inset stainless steel sink unit. There is an additional range of high-level storage cupboards with ceramic tiled splashbacks. The kitchen includes a built-in electric oven with four-point induction hob unit and brushed stainless steel extractor canopy. The kitchen also includes recessed ceiling downlighters, vinyl flooring and a radiator.

From the kitchen is a separate utility area with additional fitted work top, high level storage cupboard and ceiling downlighters. There is also plumbing for a washing machine on the lower ground floor.

The first double bedroom is located on the first floor being a spacious double overlooking Briggate. The bedroom includes a



Tenure: Freehold
Services/Utilities: Mains, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: 1800Mb* Mb download speed
EPC Rating: E (50)
Council Tax: C - North Yorkshire County Council
Current Planning Permission: No current valid planning permissions

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

double fronted wardrobe, laminated flooring, recessed ceiling downlighters and radiator.

There is a house bathroom also located on the first floor having a traditional three-piece suite comprising a low flush wc, pedestal wash hand basin and inset bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom also includes a radiator and ceiling downlighters.

Finally, there is a second double bedroom located on the top floor having twin double glazed rooflights in addition to a dormer window to the front elevation. The bedroom features a double radiator, includes recessed storage accommodation and ceiling downlighters.

The property overlooks Briggate having stepped access to the front door of the property with covered storm porch. Crucially the property includes a single allocated off road parking space set within the front courtyard.

There is a delightful rear courtyard garden which is extensively flagged with stone raised corner seat. A brick and tiled outbuilding providing useful external storage is included within the sale.

The property benefits from gas fired central heating throughout and is being offered for sale with both vacant possession and no onward chain.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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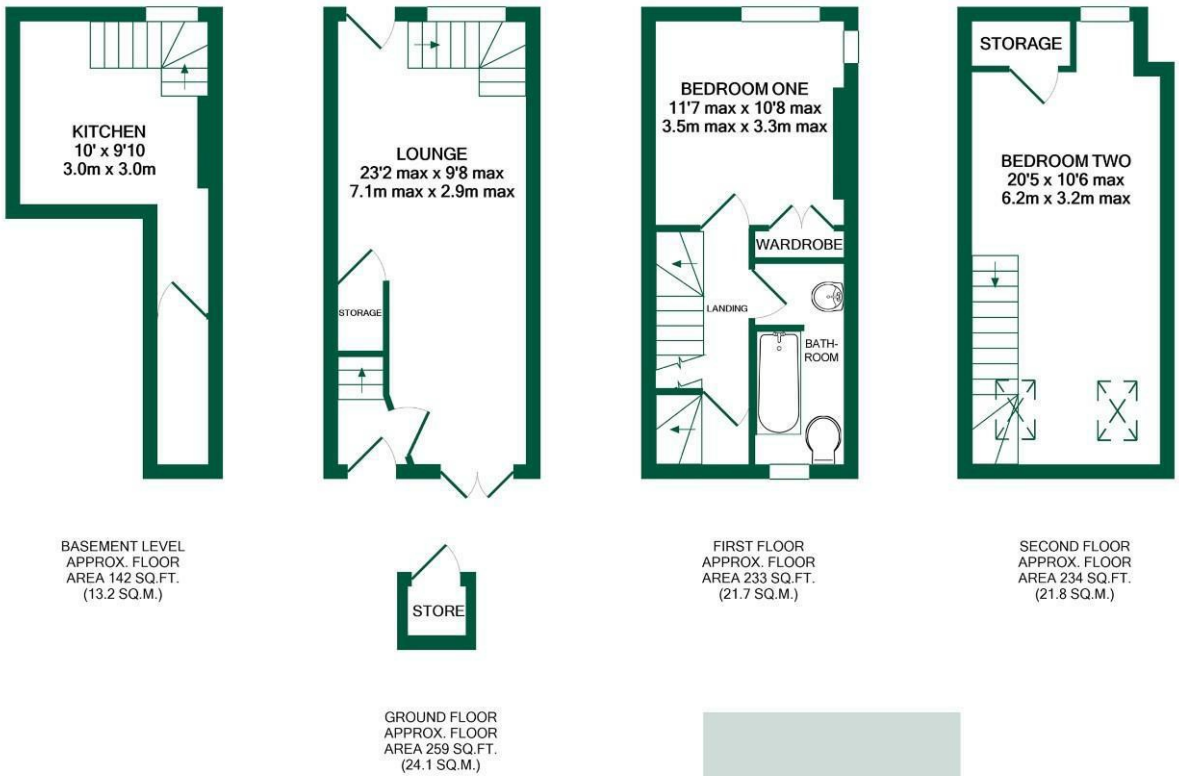

BASEMENT LEVEL
APPROX. FLOOR
AREA 142 SQ.FT.
(13.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 259 SQ.FT.
(24.1 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 233 SQ.FT.
(21.7 SQ.M.)

SECOND FLOOR
APPROX. FLOOR
AREA 234 SQ.FT.
(21.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 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