



11 Castle Mills Waterside, Knaresborough

£295,000 Offers Over



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WINNING AGENT**

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A superb two bedroom second floor apartment, occupying one of Knaresborough's most sought-after riverside positions and enjoying spectacular views over the River Nidd and with fishing rights. Forming part of an attractive Grade II listed former linen mill conversion, the property combines character and charm with spacious modern accommodation, together with the rare benefits of a garage, parking space, workshop and a share of the freehold. A particular feature of the property is its stunning riverside setting. Residents have exclusive use of beautifully maintained communal gardens situated on an island between the converging waterways, creating a unique and tranquil outdoor space. The historic town centre of Knaresborough, with its excellent range of shops, cafés, restaurants and railway station, is just a short walk away. The apartment is beautifully presented throughout and enjoys exceptional views over the river together with excellent storage and versatile additional accommodation.

OUTSIDE A particular feature of the property is the delightful communal riverside gardens, providing an idyllic outdoor setting with mature trees, lawned areas and beautiful views along the River Nidd.

The apartment benefits from a single garage with parking directly in front together with a substantial workshop or studio, providing excellent additional storage or potential workspace. Private residents car park and communal bin store.

AGENTS NOTE

The property is leasehold with a share of the freehold. Approximately 952 years remain on the lease. The current annual service charge is approximately £1,500 for the Mill building together with £365 per annum for the estate. Please note there is currently no power supply connected to the garage or workshop. Residents have fishing rights.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



ACCOMMODATION

A secure communal entrance with entry phone system provides access to the apartment.

The sitting room is a spacious reception room with large windows framing spectacular views over the River Nidd, creating a wonderful space in which to relax and entertain.

The contemporary kitchen is fitted with a range of modern wall and base units and provides ample storage together with integrated appliances.

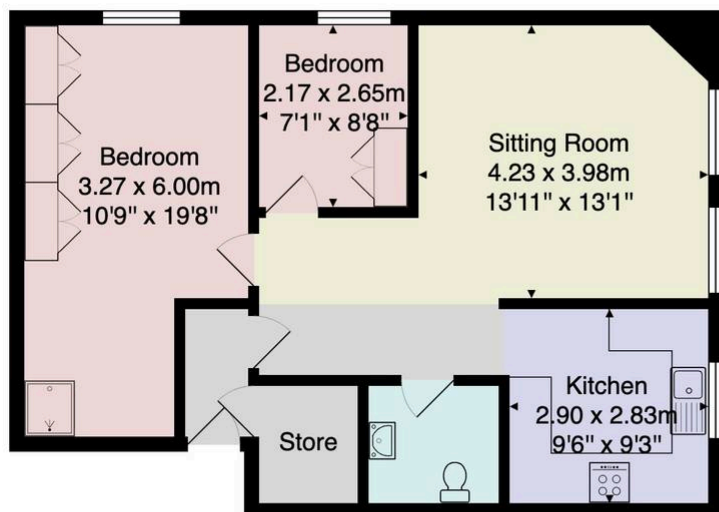
The principal bedroom is a generous double room with quality fitted Sharps wardrobes and an open-plan en suite shower room.

The second bedroom also benefits from fitted Sharps wardrobes and would make an excellent guest bedroom or home office.

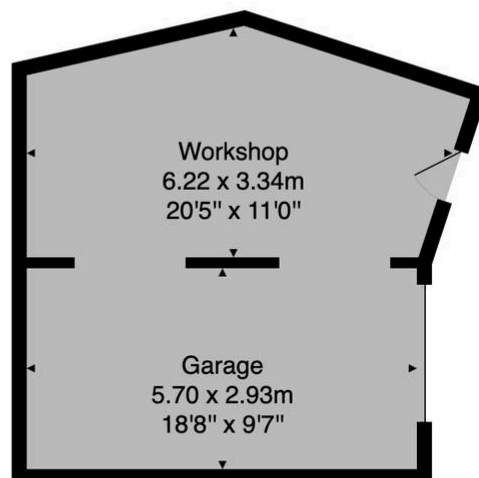
There is a separate WC with washbasin, originally designed as a shower room and offering the potential to be reinstated, if required.

The property also benefits from a useful walk-in storage cupboard together with access to a part-boarded loft via a folding ladder.





Second Floor
 Area: 66.3 m² ... 714 ft²



Area: 35.7 m² ... 384 ft²

Total Area: 102.0 m² ... 1098 ft²

All measurements are approximate and for display purposes only.

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