



**** NO ONWARD CHAIN ****

A charming period cottage located within a short distance of Knaresborough High Street, enjoying spacious and extended living accommodation, ideal for small families and investors.

Tenure: Leasehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband Coverage: Up to 1800 * Mbps download speed
 EPC Rating: D (56)
 Council Tax: B - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

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



This charming period cottage has accommodation set across four levels including a basement cellar and second floor loft room. The property does require some modernisation and upgrading and is certain to be of interest to DIY enthusiasts. It occupies a choice position within walking distance of the High Street and is being offered for sale with no onward chain.

The property is entered at the front into a spacious lounge having a feature gas fire set on a stone hearth with exposed brick surround. There is a staircase leading to the first floor accommodation in addition to a television aerial point, radiator and exposed beam ceiling.

Beyond the lounge is a breakfast kitchen which forms part of the property's extension. The kitchen has a range of built-in units to two sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the sale is a freestanding cooker as well as a washing machine. Located on the side elevation is a wall mounted Worcester gas fired central heating boiler with a thermostatic control panel.

The kitchen provides ample space for a freestanding breakfast table and has a uPVC framed double glazed rear entrance door. There is stepped access from the kitchen down into the cellar which provides useful additional storage accommodation. The first floor landing services the first floor accommodation and has a further staircase leading to the second floor.

The property's main bedroom is positioned at the front of the property being a generous double room with double fronted built-in wardrobe, exposed beam ceiling and radiator. Bedroom two is located at the rear and again benefits from a central heated radiator.

The first floor accommodation is completed by a house bathroom having a low flush WC, wash hand basin and inset bath with tiled splashbacks.

The second floor is a converted loft room which could be ideally used as a studio or study. There is a double glazed Dormer window to the rear elevation offering ample natural light. This is in addition to an over stairs storage cupboard.

The property fronts directly onto Briggate and has a right of access within the rear courtyard to an external store.

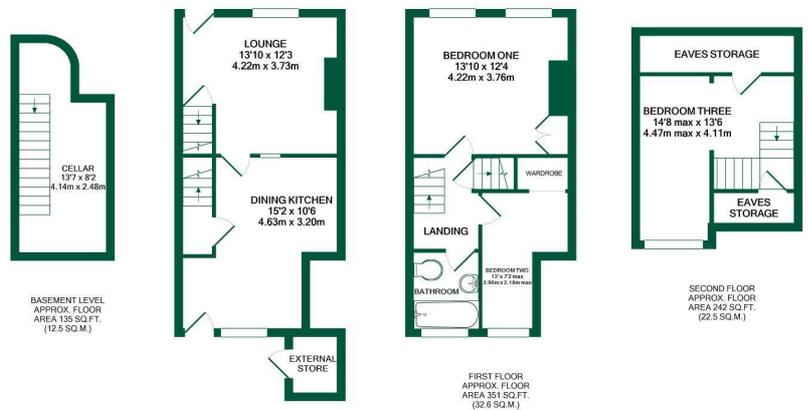
Leasehold Details:

Lease Length: 999 years started from 25th March 1726 (699 years remaining)

Service Charge: £1 per annum

Ground Rent £1 per annum

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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