



3 Church Mews, Church Lane, Knaresborough, HG5 9AR

£162,995

3 Church Mews, Church Lane, Knaresborough, HG5 9AR

A very well-presented one-bedroom second-floor apartment with parking, situated in this delightful position close to the excellent amenities within Knaresborough town centre.

The property has been recently updated to a high standard and comprises a spacious sitting room together with a contemporary kitchen with stylish fitted units, modern bathroom and double bedroom. The property also has the benefit of an allocated undercover parking space.

This super apartment is situated in a delightful position in the heart of Knaresborough town centre within easy walking distance of excellent local amenities.





SECOND FLOOR ENTRANCE HALL

SITTING ROOM

A spacious reception room with windows and fitted shutters.

DINING KITCHEN

With space for dining area. The modern kitchen comprises a range of stylish fitted units with electric hob, integrated oven, integrated dishwasher and space and plumbing for washing machine and fridge / freezer.

BEDROOM

A good-sized double bedroom with fitted wardrobe.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above.

OUTSIDE

The property has the benefit of an undercover off-road allocated parking space.

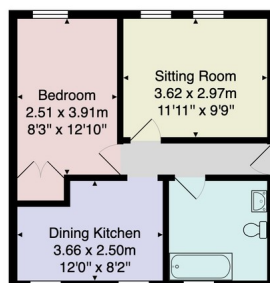
AGENT'S NOTES

The property is long leasehold, having an original term of 999 years.

There is annual service charge payable of £480. The freehold of the property is owned by the management company, which is owned by the four flat-owners within the building.

Council Tax Band - B





Total Area: 41.3 m² ... 445 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		