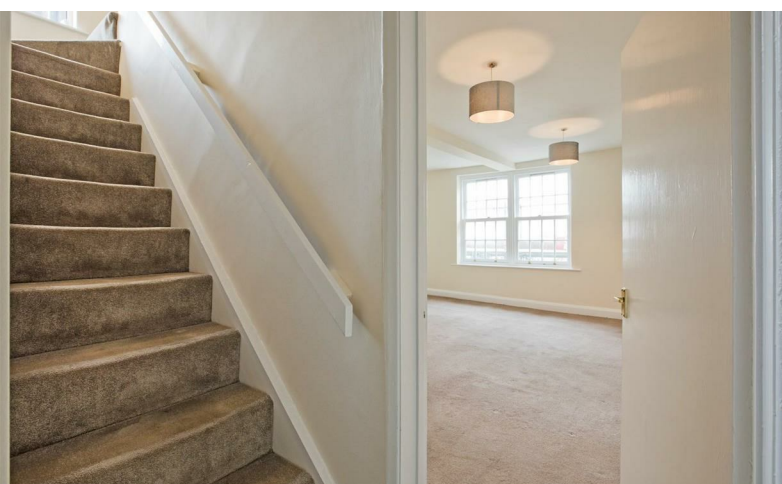


Market Place, Knaresborough HG5 8AG

£169,950

**Stephensons**  
estate agents & chartered surveyors



A centrally positioned, spacious and well maintained two bedroom maisonette apartment, located off the Market Place, ideal for property investors and first time buyers.

Tenure: Leasehold  
 Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected  
 Broadband Coverage: Up to 1600\* Mb download speed  
 EPC Rating: D (62)  
 Council Tax: A - 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



#### Partners:

J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
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#### Associate Partners:

N Lawrence  
 I Jarvis MNAEA

We are delighted to offer for sale this two bedroom maisonette apartment.

The property overlooks the Market Place and crucially is being offered for sale with no onward chain. It is accessed via a communal side entrance with a staircase leading to the first floor accommodation.

The principal reception room is a spacious lounge being L shaped in nature. There is an electric heater and television aerial point.

There is a modern kitchen having a range of stylish range of built-in base units to two sides with laminated work top and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in electric oven with four ceramic hob unit over and extractor canopy above. The kitchen also provides plumbing for an automatic washing machine and includes recessed ceiling downlighters and vinyl flooring.

The landing services all the upper floor accommodation and includes a walk-in L shaped wardrobe and double fronted built-in storage cupboard.

The property features two good sized double bedrooms both of which have sash casement windows.

The accommodation is completed by a shower room having a low flush WC, pedestal wash hand basin and walk-in shower cubicle with three quarter height tiled surround.

The subject property is located over the first and second floors having a private entrance hall with staircase leading to the first floor accommodation.

The property is part of a period mixed use commercial and residential property overlooking the Market Place.

The property has a communal side entrance with further access to the rear of the property.

There is an opportunity for the purchaser of the property to lease an off street parking space. Spaces will not be demised and will be subject to termination by the landlord with three months' notice.

#### Leasehold Details:

Service Charge: £1,658.55 per annum - Reviewed annually  
 Management Company: Mulberry Property Management - 01904 655200

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.



FIRST FLOOR  
 APPROX. FLOOR  
 AREA 368 SQ.FT.  
 (34.2 SQ.M.)

Stephensons

SECOND FLOOR  
 APPROX. FLOOR  
 AREA 368 SQ.FT.  
 (34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 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

