



6 Manor Park, Arkendale, Knaresborough, HG5 0QH

£155,000

## 6 Manor Park, Arkendale, Knaresborough, HG5 0QH

---

A spacious and well-presented one-bedroom first-floor apartment with garden, garage and parking, situated in this delightful position in the heart of this popular village situated between Knaresborough and Boroughbridge.

---

This excellent apartment provides well-appointed accommodation with a large open plan sitting and dining room together with a well-equipped kitchen, double bedroom and bathroom. The property has the advantage of a front garden together with a parking space and single garage.

Manor Park is situated in the heart of this popular village with local amenities including the Blue Bell public house, a church and a village hall. Offered for sale with no onward chain.





## **FIRST FLOOR**

### **SITTING / DINING ROOM**

A spacious reception room with south-facing aspect.

### **KITCHEN**

With a range of fitted wall and base units with space for appliances. Window to rear.

### **BEDROOM**

A double bedroom with window to rear and fitted wardrobe.

### **BATHROOM**

A modern white suite with WC, washbasin and bath with shower above.

### **OUTSIDE**

The property has the advantage of a single garage and parking space together with an attractive garden situated at the front of the property.

### **AGENT'S NOTE**

The service charge/ground rent combined is £120 per annum.

The tenure is long leasehold with an original term of 999 years from 1984.

The freehold is owned by the management company which is made up of the nine owners within the development.

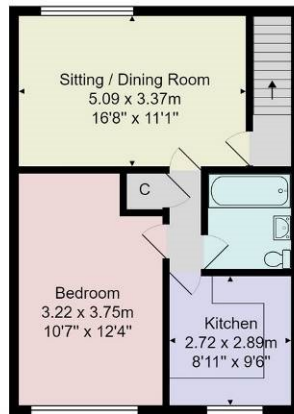
The property can be sublet.

Please note that the above information has been provided by the owner of the property in good faith, but we advise the buyer's solicitors to seek clarification on these points through the conveyancing process.

Apartment has full ownership and benefit of the loft space providing extra storage space.

**Council Tax Band - B**





First Floor

Total Area: 53.2 m<sup>2</sup> ... 573 ft<sup>2</sup>

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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64	77
39-54	E		
21-38	F		
1-20	G		

K10 average kWh/m<sup>2</sup> · year (rating scale)  
 EU Directive 2002/91/EC  
 England & Wales  
 2007/12/13