



**Flat 2 Casson House, York Place, Knaresborough, HG5 0AD**

**£159,950**

## Flat 2 Casson House, York Place, Knaresborough, HG5 0AD

---

A well-presented one-bedroom first-floor apartment offering well-presented and modern accommodation with allocated parking, situated within the heart of the popular town of Knaresborough.

---

This super property provides well-presented accommodation comprising a large reception room plus a modern fitted kitchen, shower room, and double bedroom with fitted wardrobes. The apartment has the benefit of an allocated basement car parking space.

This super apartment is situated in the heart of the historic town of Knaresborough with a range of excellent amenities on the doorstep, including a range of bars and restaurants, shops, bus and railway stations. Offered for sale with no onward chain.





## FIRST FLOOR SITTING ROOM

A large reception room with windows and wall-mounted electric fire. Space for sitting and dining areas.

## KITCHEN

With a range of modern fitted units with gas, hob and integrated double oven. Space for appliances.

## BEDROOM

A double bedroom with window and fitted wardrobes.

## BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail and tiled walls and floor.

## OUTSIDE

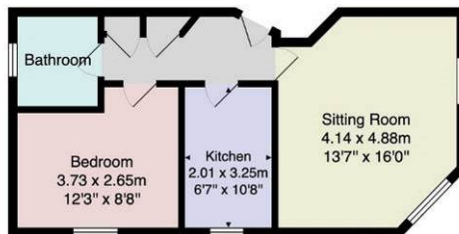
The apartment has the advantage of an allocated underground parking space.

## Tenure

The freehold of the building is owned by a management company. Each apartment owns two shares in the company.

**Council Tax Band - A**





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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	43	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
©1996 BPC410.COM			