



VERITY
FREARSON

15 CASTLE MILLS, WATERSIDE, KNARESBOROUGH, HG5 8DE

OFFERS OVER £550,000

15 CASTLE MILLS, WATERSIDE,

Knaresborough, HG5 8DE

A beautifully presented four-bedroom town house with private garden and garage, forming part of this exclusive Listed riverside development in the heart of Knaresborough.

This superb townhouse, converted linen mill and listed building, offers beautifully presented accommodation, comprising a stunning open-plan ground floor living area and kitchen with glazed patio doors leading to the private garden at the rear. Upstairs, there are four good-sized bedrooms, including a master bedroom with en-suite, bathroom, three further good-sized bedrooms (one of which could be used as an additional reception room if required) and a modern shower room.

The property has the benefit of a single garage and use of the residents' parking areas. In addition to the private garden, residents also have use of the communal gardens and riverside beach area, which has fishing rights.



Open-Plan Living / Dining Area And Kitchen

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Residents' Off-Road Parking · Garage · Private Garden · Communal Gardens · Fishing Rights







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

LIVING AREA AND KITCHEN

A stunning open- plan living area and kitchen. There are spacious sitting and dining areas with glazed patio doors leading to the garden. The kitchen comprises a stunning range of modern wall and base units with a Range cooker, integrated dishwasher, washing machine, integrated wine fridge American-style fridge / freezer (included in sale). Under-stairs cupboard.

FIRST FLOOR BEDROOM 1

A large master bedroom with fitted wardrobes and windows to the rear.

EN-SUITE SHOWER ROOM

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

BEDROOM 4 / SNUG

A further good-sized bedroom with potential to use as an additional reception room, if required.

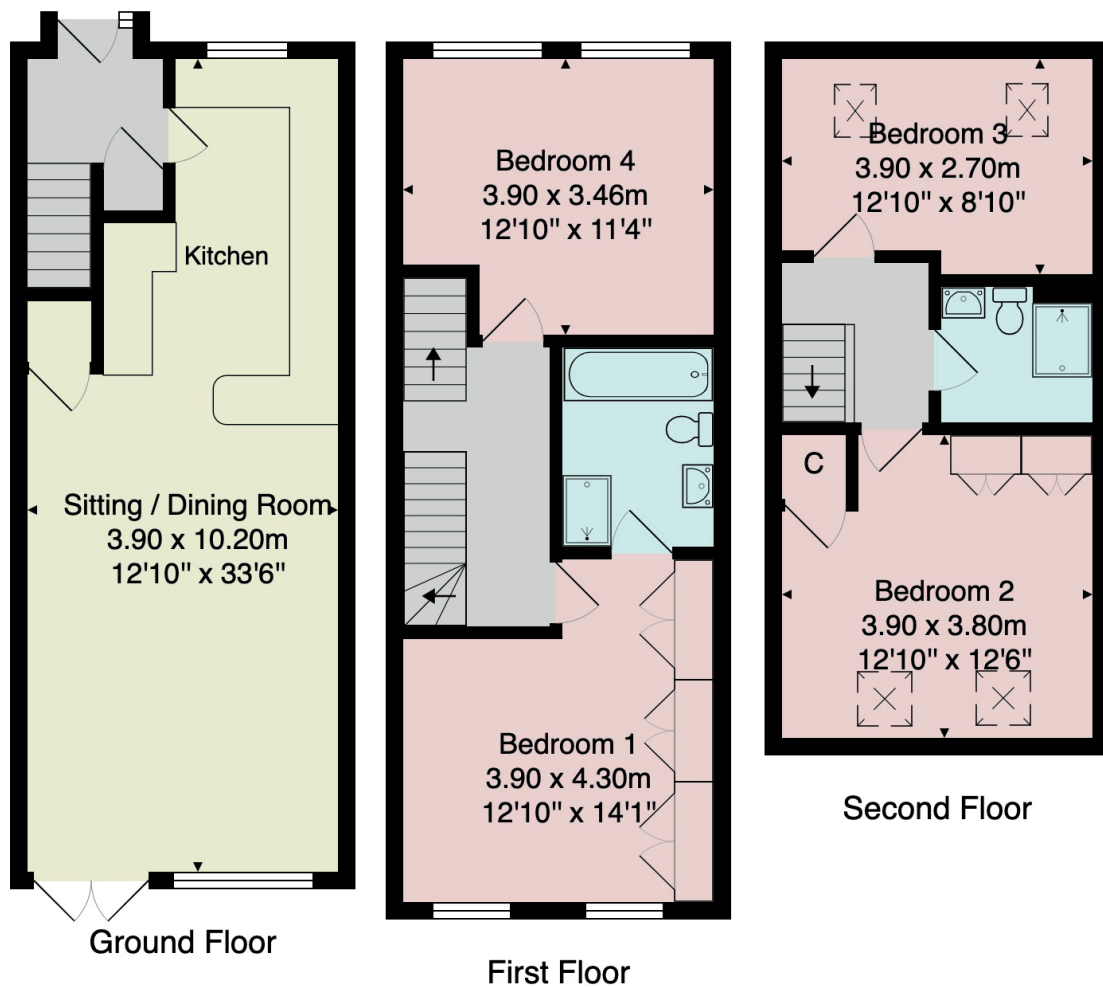
SECOND FLOOR BEDROOMS

There are two further good-sized bedrooms with fitted wardrobes and skylight windows.

SHOWER ROOM

A white suite comprising WC, washbasin and shower. Heated towel rail. Tiled floor.

FLOOR PLAN



Total Area: 114.6 m² ... 1234 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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Outside

To the rear of the property there is a private garden, providing an attractive outdoor entertaining space with paved sitting areas and well-stocked planted borders. There is ample parking within the residents' and visitors' parking areas, and the property has the benefit of a single garage. As well as the private garden, residents also have access to the development's communal areas, which include further garden areas and a riverside beach area with fishing rights. There is also a communal bin.

Position

Castle Mills is an exclusive development overlooking the River Nidd and has beautiful views of the Nidd Gorge and viaduct. This converted linen mill enjoys a delightful setting whilst being just a few minutes' walk from Knaresborough Market Place, the railway station, and all of the town's amenities.

Agent's Note

The property is freehold, but the property owners also have a share of the communal areas which are owned as part of the management company. A service charge of £410 per annum is currently payable for the upkeep of the communal areas and parking areas. This charge is reviewed annually.

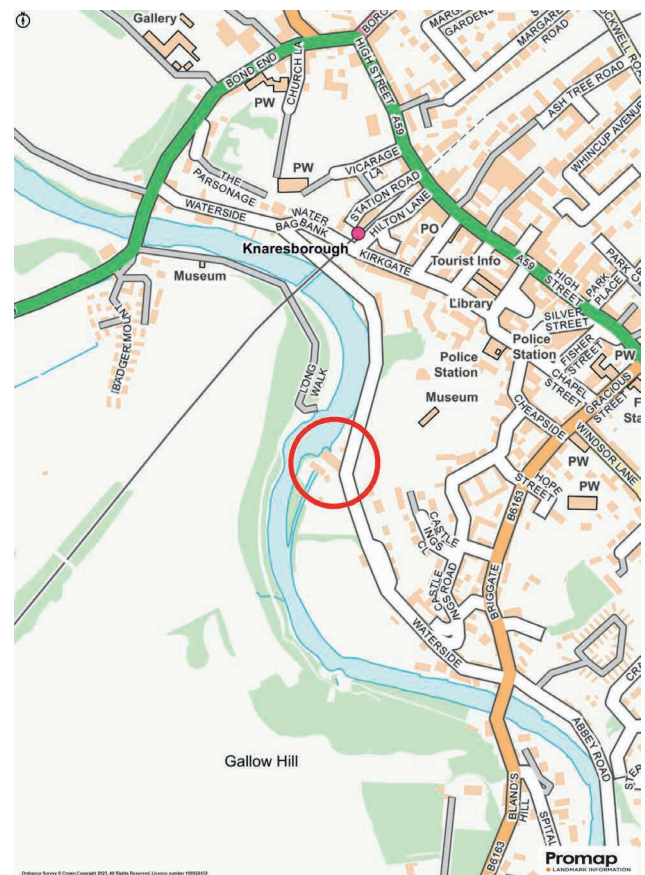
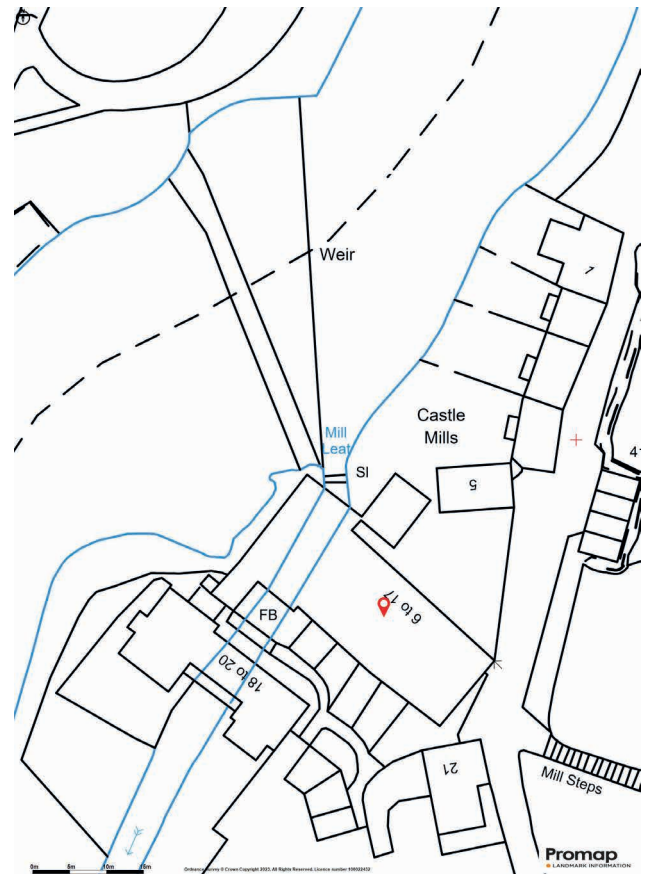
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



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