



4 CHEAPSIDE

KNARESBOROUGH HG5 8AX

A STUNNING GRADE TWO LISTED FOUR BEDROOM HOUSE SITUATED IN THE CENTRE OF THE POPULAR HISTORIC MARKET TOWN OF KNARESBOROUGH HAVING BEEN REFURBISHED TO AN EXTREMELY HIGH STANDARD IN A TASTEFUL AND APPROPRIATE COLOUR SCHEME. THE PROPERTY OFFERS A SUPERB FAMILY HOME WITH OPEN PLAN LIVING/DINING SPACE, ADDITIONAL LIVING ROOM, TWO BATHROOMS AND WORKSPACE. EXTERNALLY, THERE IS A REAR YARD AND OFF-STREET PARKING FOR ONE VEHICLE. EARLY INSPECTION IS STRONGLY RECOMMENDED.

RENT: £1,600 pcm

To Let On An Assured Shorthold Tenancy



LOCATION

The property is situated in the centre of the popular historic market town of Knaresborough just off the market square. It is in close proximity to shops, restaurants, bars and supermarkets as well as having excellent primary and secondary schools, doctors/dental surgeries with leisure and sporting amenities nearby. Knaresborough lies 2 miles from Harrogate and has good access to the A1(M) for travelling further afield to the commercial centres.

DESCRIPTION

A Stunning Grade Two Listed Four Bedroom House with beamed ceilings throughout. Situated in the centre of the popular historic market town of Knaresborough, the property has been refurbished to a high standard in a tasteful and appropriate colour scheme. The property offers a superb home with open plan living/dining space, additional living room, two bathrooms and workspace as well as having a rear yard and off-street parking for one vehicle.

ACCOMMODATION

OPEN PLAN LIVING/DINING ROOM

Entrance door leads into open plan living area with beamed ceilings, tiled floors and window to front elevation. Two radiators. Staircase leading to the first floor. Double doors lead through to the lounge and there is an open entrance to the kitchen space.

KITCHEN

Newly installed kitchen comprising green base and wall units with wood effect worktops, sink with draining area, built-in electric oven with ceramic hob. Integrated fridge and freezer. Boiler. Door leading to rear yard.

LIVING ROOM/LOUNGE

Bay window to front elevation. Open fireplace with wood burning stove. Two radiators. Tiled wood effect flooring.

DOWNSTAIRS BEDROOM

Radiator. Tiled flooring.

SHOWER ROOM

Shower room with newly installed white suite comprising shower cubicle, wash hand basin unit and low level WC. Plumbing for a washing machine. Tiled wood effect flooring.

FIRST FLOOR

MASTER BEDROOM

Attractive bay window to front elevation. Built-in cupboards/wardrobes. Two radiators.

BEDROOM TWO

Radiator. Window to front elevation.

BEDROOM THREE

Radiator. Windows to rear elevation.

HOUSE BATHROOM

Newly installed white suite comprising bath, separate shower cubicle, wash hand basin unit and low level WC. Ladder style towel rail/radiator. Wall mirror. Tiled wood effect flooring.

WORKSPACE/READING AREA

LANDING

Open spacious landing with ground and first floor windows to the front elevation.

OUTSIDE

To the rear of the property is a small yard and sitting out area with large shed for storage. There is residents access onto Gracious Street via a locked gate. Parking available for one vehicle at the front of the property. Parking permits also available for the nearby vicinity from North Yorkshire Council.

ADDITIONAL INFORMATION

Terms of Tenancy

The property is available To Let unfurnished on an Assured Shorthold Tenancy for a period of six/twelve months at a rent of £1,600 per calendar month payable in advance.

A Bond of one month's rent plus £100 will be payable. The Tenant will be responsible for the costs of gas, electricity, water, sewerage charges and Council Tax.

Viewing

Strictly by appointment only with the sole letting agents, Lister Haigh on 01423 860322.

Directions

As you approach Knaresborough along the A59 from the York direction having come off the A658 roundabout, turn left onto Briggate (B6163) at the York Road set of traffic lights. Cheapside is a one-way street on the right hand side just after Chapel Street. The property is situated on the right-hand corner of Cheapside.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

John Haigh (Knaresborough Office) on **01423 860322**

Giles Chaplin (Knaresborough Office) on **01423 860322**

Charlie Cowen (Knaresborough Office) on **01423 322382**

Debbie Matthewman (Knaresborough Office) on **01423 322382**

VALUATIONS

Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

Residential, Agricultural, Commercial, Development



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

“Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property.”

Regulated by the RICS