



VERITY  
FREARSON

16 CASTLE MILLS, WATERSIDE, KNARESBOROUGH, HG5 8DE

£550,000

# 16 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 from a 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), a second en-suite shower room and a modern bathroom.

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.

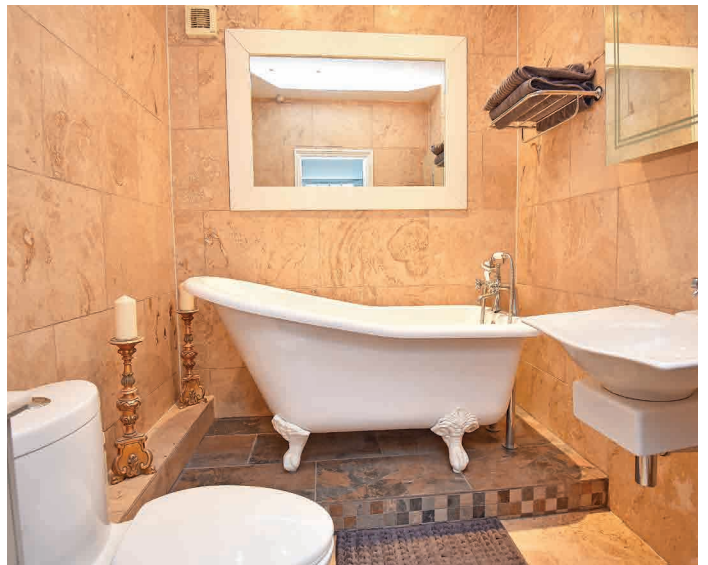


Open-Plan Living Area And Kitchen

4 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Single Garage · Attractive Garden · Access To Communal Areas And Riverside







## ACCOMMODATION

### **GROUND FLOOR OPEN-PLAN LIVING AREA AND KITCHEN**

A stunning open-plan living space with sitting and dining areas with glazed doors leading to the garden. The stylish kitchen comprises a range of quality fitted wall and base units with range cooker and integrated appliances.

### **FIRST FLOOR BEDROOM 1**

A double bedroom with en-suite bathroom.

### **EN-SUITE BATHROOM**

A white suite comprising WC, washbasin and bath.

### **BEDROOM 2**

A double bedroom with en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A modern white suite with WC, washbasin and shower.

### **SECOND FLOOR**

#### **BEDROOM 3**

A double bedroom with skylight windows.

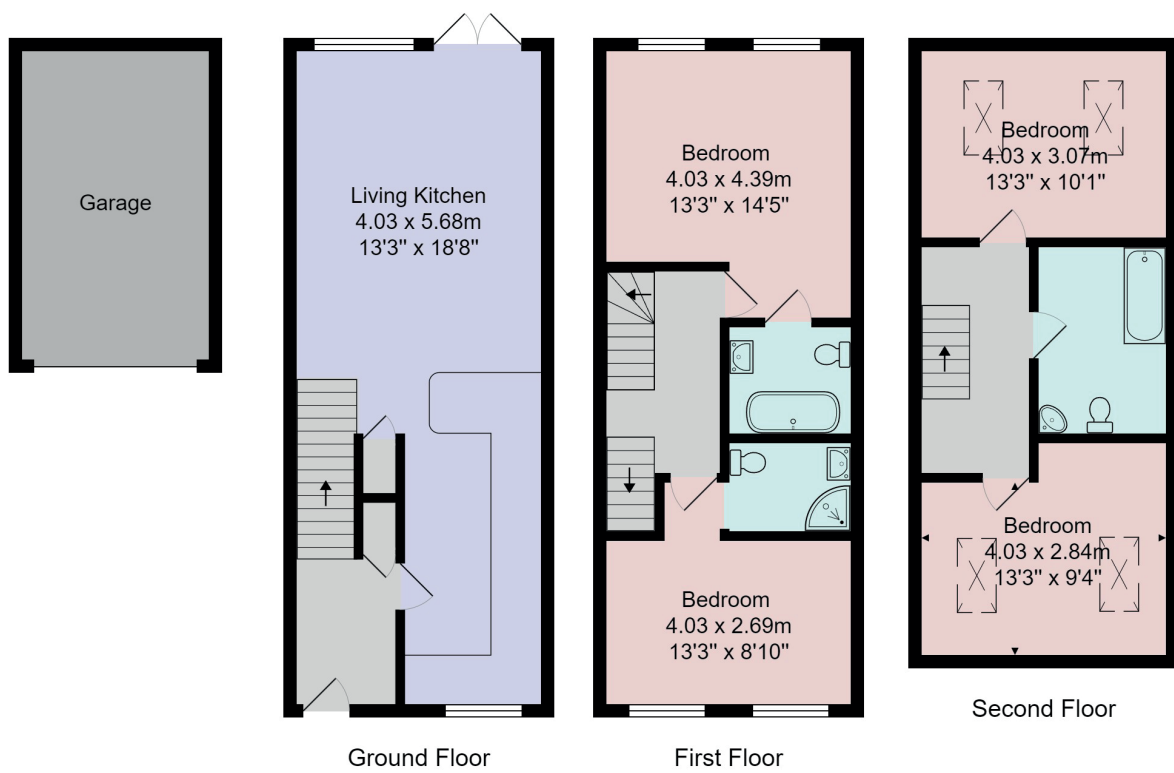
#### **BEDROOM 4**

A further good-sized bedroom with skylight windows.

#### **BATHROOM**

A white suite comprising WC, washbasin and bath.

# FLOOR PLAN



Total Area: 126.8 m<sup>2</sup> ... 1365 ft<sup>2</sup> (excluding garage)

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

The property has an attractive garden with paved sitting area providing an excellent outdoor entertaining space. There is ample parking within the residents' and visitors' parking areas and the property has the benefit of a single garage. In addition to 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 store.

## Position

Castle Mills is an exclusive development overlooking the river Nidd and has beautiful views of the Nidd Gorge and viaduct. The property 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 Notes

The property is freehold, but the property owners have a share in the communal areas which are owned as part of the management company.

A service charge of approximately £400 per annum is currently payable for the upkeep of the communal areas and parking areas. The charge is reviewed annually.

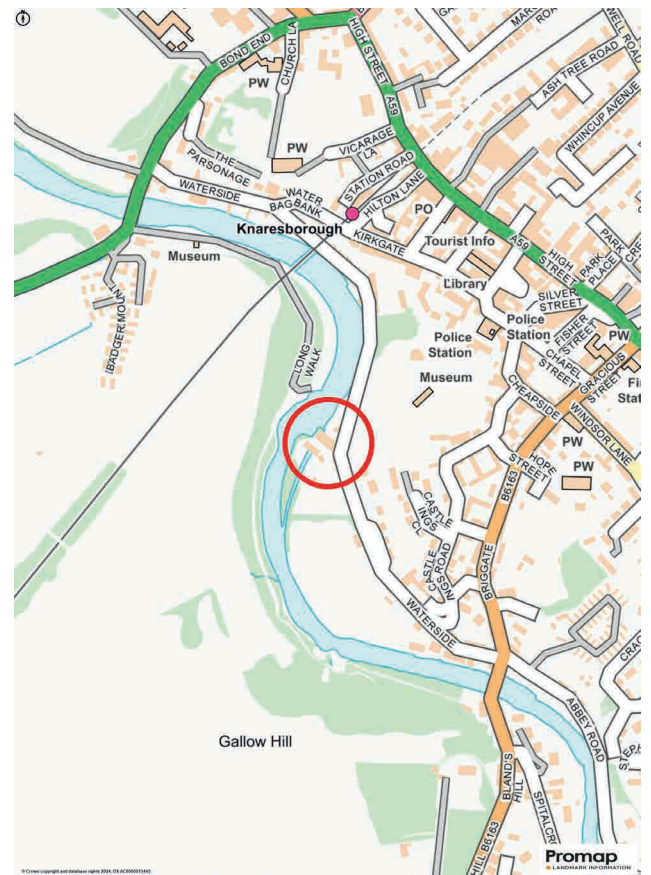
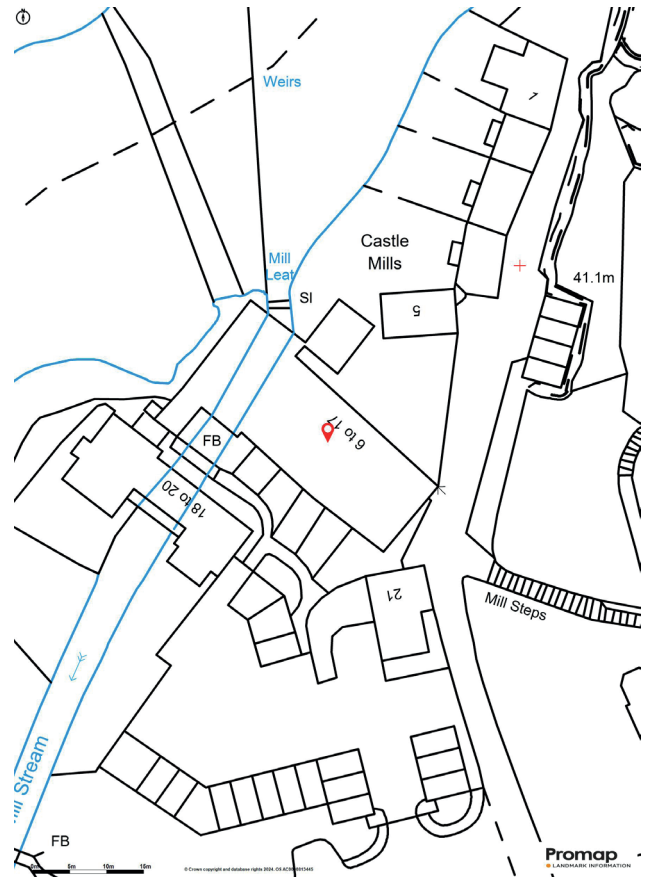
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs.	
A (92-100)	79
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs.	
68	79
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

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