



Flat 6 Vale Court, Knaresborough, North Yorkshire, HG5 9NF

£95,000

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A superb one-bedroom retirement ground-floor apartment enjoying a very attractive position within this popular retirement development.

Vale Court is situated in a most convenient residential position just off the high street, within walking distance of Knaresborough High Street, shops, bars, restaurants, train station and amenities. Offering well-presented accommodation, an early internal viewing is strongly recommended.

Vale Court is a highly regarded development of superior apartments, exclusively for those of 60 years of age and over. With allocated parking, communal gardens and warden-controlled access, Vale Court offers all the peace of mind you would expect from a retirement home.





The property is entered via a remote activated security controlled front entrance door which leads to a spacious reception hall where you can find a duty manager. Located off the reception hall is a communal lounge with laundry and lift access to the ground floor accommodation. (Please note the communal areas are classed as the lower ground floor).



The subject property overlooks the communal rear gardens, with a pleasant aspect from the kitchen, lounge and bedroom. The property's entrance hall houses the security controlled telecom system that connects with the duty manager's office. The principal reception room is a spacious L shaped lounge having a night storage heater as well as television aerial point and curved cornices.

There is a separate kitchen with a range of built in base units with rounded edged work tops incorporating a stainless steel sink unit. There is additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the sale is an electric oven with four point electric hob unit with extractor canopy above.

The double bedroom benefits from a mirror fronted wardrobe as well as an electric storage heater. In addition, there is a separate mirror fronted cloaks cupboard located off the hall and the accommodation is completed by a modern shower room having a low flush WC and a wash hand basin set in a vanity surround and walk in shower cubicle with waterproof panelled splashbacks. The bathroom also houses the airing cupboard with hot water cylinder and electric Emerson heater. There is a Dimplex electric heater and extractor fan.



Vale Court stands within immaculately maintained communal gardens and a rear car park for residents and visitors.

Tenure - Leasehold

Council Tax Band - B





Total Area: 43.0 m² ... 463 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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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		
(89-91)	B		
(86-88)	C	83	86
(83-85)	D		
(79-82)	E		
(75-78)	F		
(71-74)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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