



Riverview Harrogate Road, Knaresborough

£169,950 Guide Price



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented one-bedroom first-floor apartment enjoying delightful views over the river, together with the benefit of allocated parking and use of attractive communal gardens. The property occupies a pleasant position within easy walking distance of the excellent amenities of Knaresborough town centre, including shops, cafés, restaurants and the railway station. There is a bus stop outside to Harrogate and St James Retail Park. The apartment provides well-proportioned accommodation and would suit a variety of buyers, including first-time purchasers, investors or those seeking a conveniently located home with attractive outlooks. A particular feature of the property is the open aspect from the principal rooms, which enjoy views towards the river.

The property benefits from use of attractive communal gardens with a pleasant outdoor sitting area overlooking the river. The apartment also has an allocated parking space together with use of visitor parking.

AGENTS NOTE

The property is long leasehold with a share of the freehold.

Subletting is permitted, although holiday lets are not allowed.

Pets are permitted.

The current service charge is £84 per month, with an additional garden maintenance charge of £20 per month, which includes the buildings insurance.

Council Tax band: A

Tenure: Leasehold



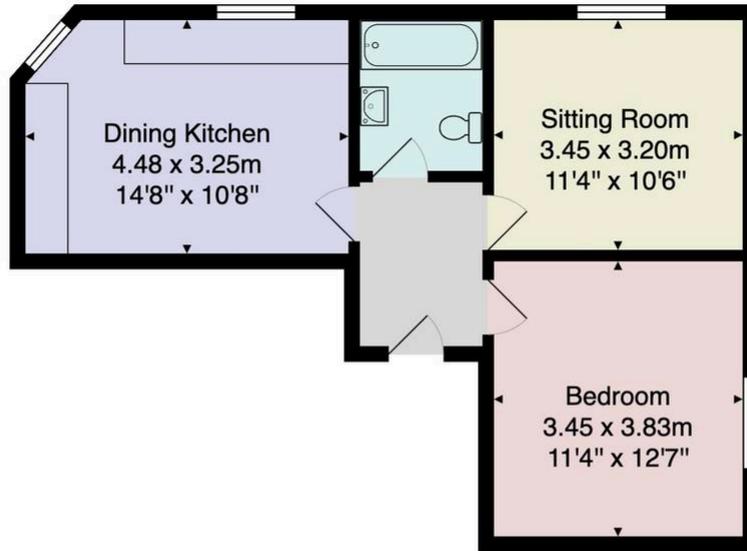
FIRST FLOOR

A communal entrance hallway provides access to the building, with stairs leading to the first floor where a private entrance door leads into the apartment.

The accommodation includes a spacious sitting room enjoying attractive views over the river. There is also a large dining kitchen which provides a generous dining area and is fitted with a range of stylish wall and base units with integrated fridge, induction hob and oven. The kitchen also benefits from the same pleasant outlook towards the river.

There is a good-sized double bedroom with space for wardrobes, together with a modern bathroom fitted with a white suite comprising bath with shower above.





Total Area: 48.0 m² ... 516 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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