



13 Castle Mills, Waterside, Knaresborough, North Yorkshire, HG5 8DE

£439,950

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A larger than average four bedroomed town house forming part of this exclusive riverside development in the heart of Knaresborough.

This superb town house offers deceptively spacious accommodation in immaculate condition throughout with good quality fixtures and fittings, and having the benefit of full gas central heating throughout. The property features a small south facing courtyard garden and single garage.

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 the market place, and all of Knaresborough's amenities.





GROUND FLOOR

Front door leads to –

ENTRANCE HALL

Oak flooring, fitted dado rail and central heating radiator. Understairs storage cupboard.

DINING/SITTING ROOM

13' 10" x 12' 11" (4.22m x 3.94m) With tall double glazed window to front and double glazed double French doors leading to the south facing courtyard garden. Oak flooring and feature beamed ceiling. Central heating radiator.

DINING KITCHEN

13' 10" x 12' 7" (4.22m x 3.84m) With two double glazed windows to rear. Extensive range of fitted base cupboard with working surfaces above having inset single drainer stainless-steel sink unit with tiled splashbacks and matching wall mounted units. Built-in gas hob with extractor hood above and split-level double oven. Plumbing for dishwasher. Feature beamed ceiling. Central heating radiator.

FIRST FLOOR

DRAWING ROOM

23' 1" x 13' 10" (7.04m x 4.22m) With three double glazed sash windows to rear. Feature stone fireplace and hearth with electric fire. Two central heating radiators. Coved ceiling.

CLOAKROOM/SHOWER ROOM

With low flush WC, pedestal wash-hand basin and shower cubicle. Central heating radiator. Fitted storage cupboard.

BEDROOM 1

13' 10" x 13' 4" (4.22m x 4.06m) With two double glazed windows to rear. Central heating radiator. Extensive range of fitted wardrobes.

ENSUITE BATHROOM

10' 4" x 8' 9" (3.15m x 2.67m) With double glazed window to rear. Modern designer suite comprising, two wash-hand basins, low flush WC with concealed cistern, panelled bath and large walk-in shower cubicle. Half tiled walls and fully tiled shower area. Heated towel rail. Large fitted storage cupboard with plumbing for washing machine and fitted shelving.

SECOND FLOOR

BEDROOM 2

13' 11" x 10' 6" into eaves (4.24m x 3.2m) With two skylight windows to front. Central heating radiator.

BEDROOM 3

13' 11" x 9' 8" into eaves (4.24m x 2.95m) With two skylight windows to rear. Central heating radiator. Fitted double wardrobe.

BEDROOM 4

8' 6" x 14' 1" narrowing to 13' 4" (2.59m x 4.29m) With skylight window to front. Central heating radiator. Fitted wardrobes with sliding mirror-front doors.

BATHROOM

12' 0" x 8' 8" narrowing to 5' 6" (3.66m x 2.64m) With skylight window to rear. Modern suite in white comprising, low flush WC, pedestal wash-hand basin and panelled bath with shower above and shower screen adjacent. Attractive tiling to floor. Heated towel rail.

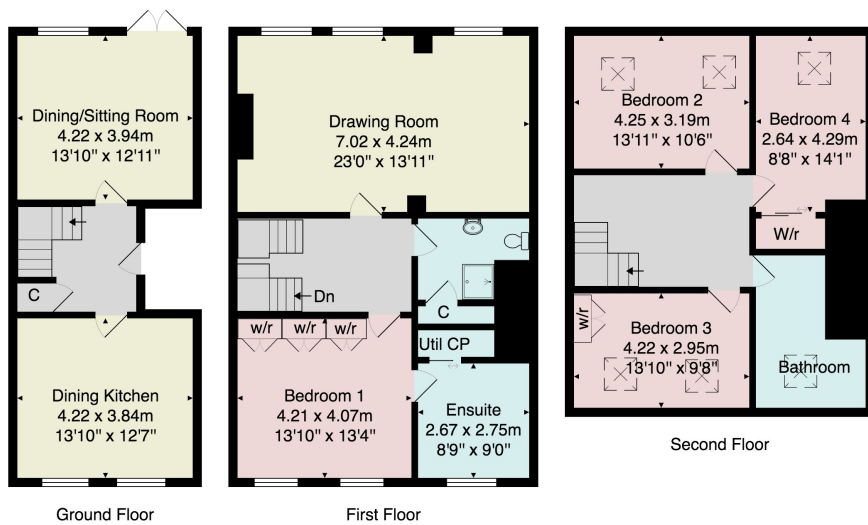
OUTSIDE

To the front of the property there is an attractive courtyard garden with pleasant south facing aspect. The property has the benefit of a SINGLE GARAGE in a suite of garages in a private adjacent car park for use by Castle Mills residents.

COMMUNITY CHARGE

There is a community charge of approximately £350 per annum to cover the cost of communal maintenance of the Castle Mills development.

Tenure - Freehold



Total Area: 178.5 m² ... 1922 ft²
 All measurements are approximate and for display purposes only.
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