



2 Coneythorpe House, 1 Angel Gardens, Knaresborough, HG5 0WB

£189,950

2 Coneythorpe House, 1 Angel Gardens, Knaresborough, HG5 0WB

An excellent purpose-built two-bedroomed ground-floor apartment, with en-suite facilities, situated in a popular and highly convenient residential location. The well-presented accommodation is appointed to a good standard and has the benefit of double glazing, plus a pleasant south-facing aspect overlooking a play park. The apartment is close to open countryside and is well served by local shops and services, with Knaresborough Market Place being less than one mile away. Being the perfect alternative to a bungalow, an internal inspection is strongly recommended.

GROUND FLOOR

Security-controlled entrance door leads to –

SHARED ENTRANCE HALL

Leads to Apartment 2.

ENTRANCE HALL

With wall-mounted electric convector heater, fitted cloaks cupboard and airing cupboard housing hot-water cylinder.

LOUNGE

With modern fireplace and electric fire and wall-mounted electric convector heater. Double-glazed bay window to front.

DINING KITCHEN

Double-glazed window to front. Extensive range of modern fittings comprising base cupboards with work surfaces above having inset white single-drainer enamel sink unit, tiled splashbacks and wall-mounted units, plus good-sized breakfast bar. Built-in electric hob with oven below and extractor hood above. Plumbing for washing machine.

BEDROOM 1

Double-glazed window to rear and wall-mounted electric convector heater. Fitted wardrobes with sliding mirror-fronted doors.

EN-SUITE SHOWER ROOM

Double-glazed window to side. Modern suite comprising low-flush WC, vanity unit incorporating washbasin, and fully tiled shower cubicle. Chrome heated towel rail.

BEDROOM 2

Double-glazed window to rear and wall-mounted electric convector heater.

BATHROOM) Double-glazed window to side. Modern white suite comprising low-flush WC, vanity unit incorporating washbasin, and panelled bath. Chrome heated towel rail.

OUTSIDE

Coneythorpe House stands in its own grounds, with communal gardens for the benefit of all the residents. The subject apartment has the benefit of an allocated parking space. Further visitors' parking is available.

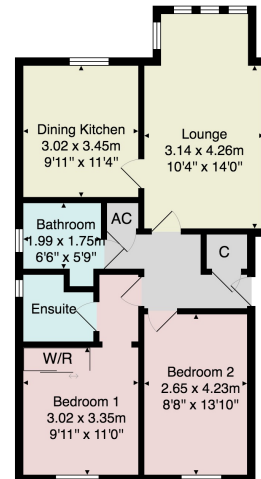
SERVICES

All mains services with the exception of gas.

TENURE

Long Leasehold, having a remaining term of 144 years. Ground rent is understood to be £250 per annum. The service charge is believed to be £103pcm, to include buildings insurance, communal cleaning, lighting and gardening etc and external repairs.

Council Tax Band - C



Total Area: 68.3 m² ... 735 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (91-100)		A (91-100)	
B (81-90)		B (81-90)	
C (69-80)		C (73-80)	
D (55-68)		D (55-72)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
61	80	73	73
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	