



Guide Price £315,000

- Convenient near town centre location
- Contemporary yet characterful interiors
- Two double bedrooms and contemporary wet room
- Sitting room with log burning stove
- Luxury kitchen with integrated appliances
- Externally accessed utility and log store
- Useful cellar
- Enclosed courtyard garden

16 Cheapside, Knaresborough, North Yorkshire, HG5 8AX

A stunning and characterful Grade II listed cottage which has been finished to an exceptional specification throughout, yet retains charm and character together with an enclosed courtyard garden, situated within this popular near town centre location.

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16 Cheapside, Knaresborough, North Yorkshire, HG5 8AX

Harrogate 4 miles, York 18 miles, Leeds 17 miles (all distances approximate)

General remarks

This delightful Grade II listed cottage has been finished to an exceptional specification throughout and now reveals beautifully appointed and characterful interiors situated within level walking distance of the historic market square.

With gas central heating the property briefly comprises; sitting room with attractive wood burning stove and staircase to the first floor. There is a contemporary kitchen which comprises a range of matching wall and base units with working surfaces over. Integrated appliances include a fridge, freezer, Siemens oven and grill, a microwave oven and a slimline dishwasher. A staircase leads to a useful lower ground floor cellar.

A staircase leads to the first floor landing where the principal bedroom has an attractive cast iron fireplace and raised free standing bath with shower over. There is a built-in cupboard and further built-in wardrobes. There is a contemporary fully tiled wet room. A return staircase with restricted headroom leads to a second floor double bedroom with feature exposed ceiling timbers and built-in wardrobe.

Outside there is an externally accessed utility and log store. There is a split level terrace with glass balustrade which would be ideal for those entertaining.

The property is situated within this sought after location within level walking distance of this popular market town. The town also has a railway station with mainline links and the southern bypass and the A1(M) are also convenient providing access to the principal commercial centres of North and West Yorkshire.

The property is located within a Conservation area and is Grade II listed.

Directions

From our office proceed up the High Street and turn right into Gracious Street which in turn leads into Briggate. Turn right into Cheapside where the property can be found further along on the right hand side.

what3words universe.prominent.clerk

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Freehold
- All mains services are installed.
- There is no parking at the property.
- The property is located within a Conservation Area and is Grade II listed.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

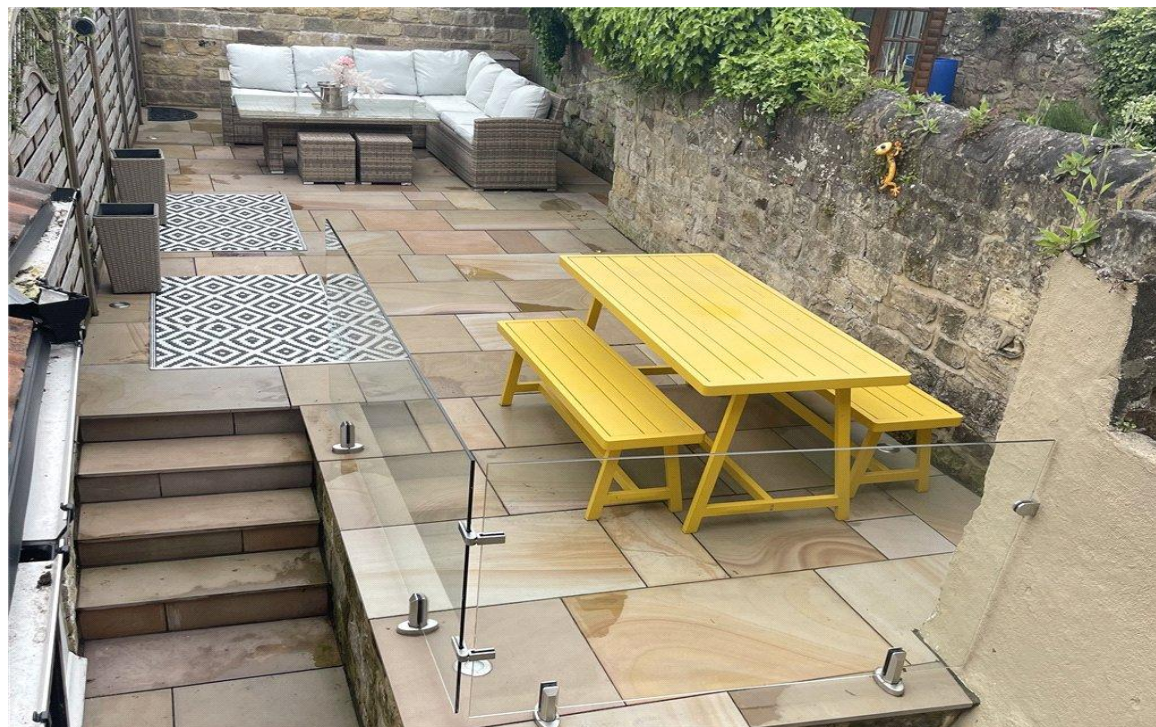
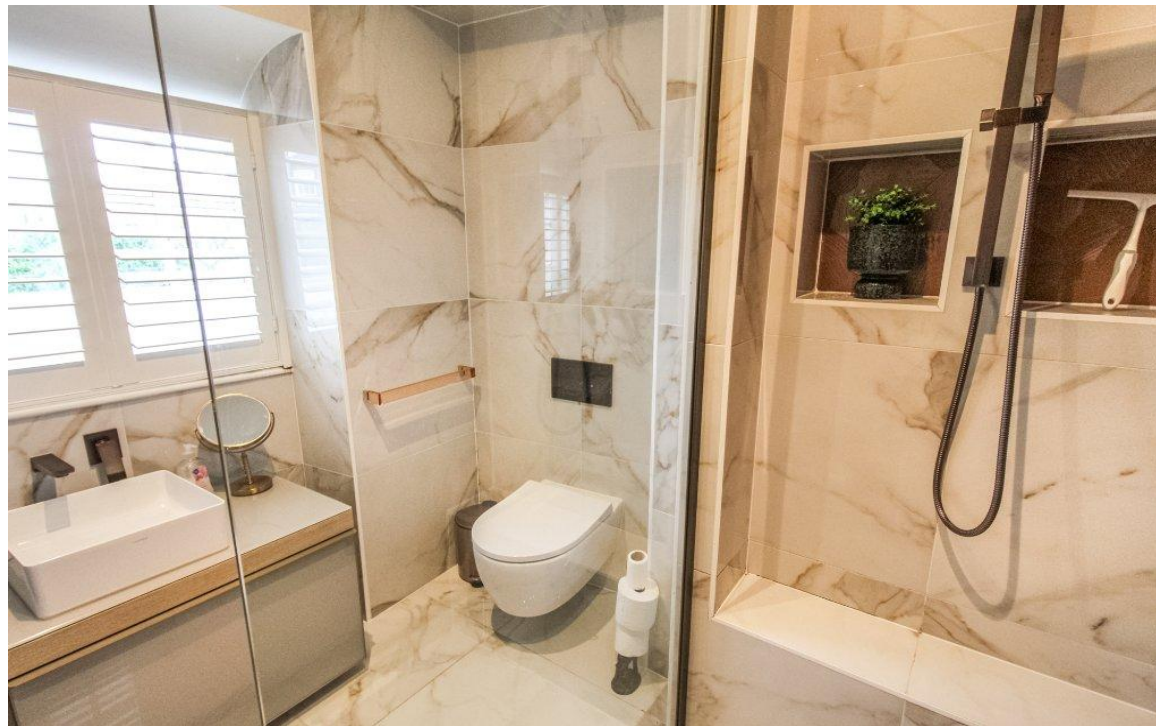
Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

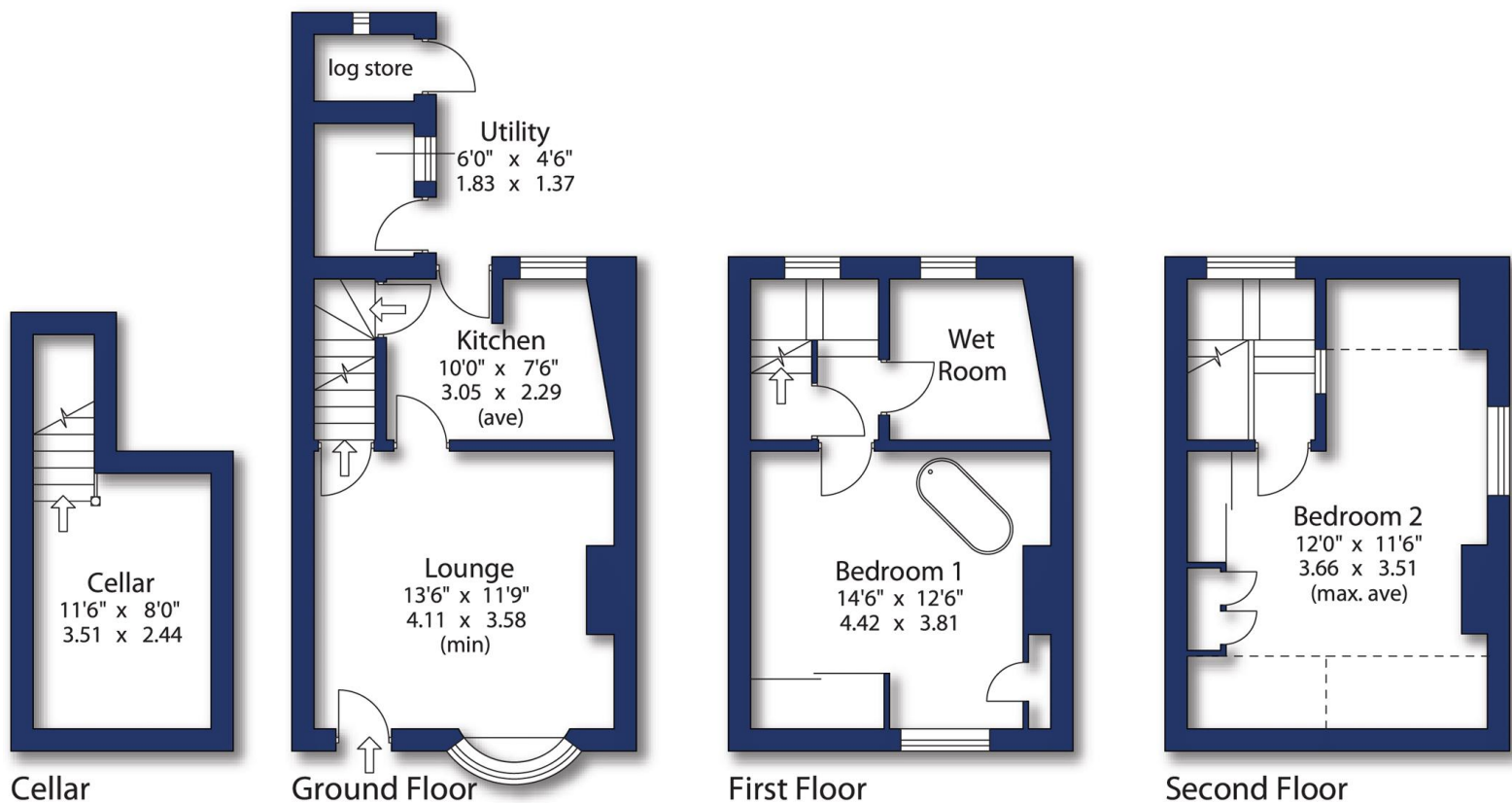
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

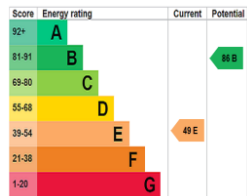
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Floorplans



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