



Guide Price £125,000

- Delightful Grade II listed first floor apartment
- Available to people aged 40 years and over
- Double bedroom and bathroom
- Attractive lounge incorporating dining area
- Kitchen with long distance view
- Allocated parking space and communal garden

10 Stansfield Court, Church Street, Goldsborough, HG5 8NR

A most attractive Grade II listed characterful first floor apartment forming part of this attractive courtyard development for people aged 40 years and over, situated in the heart of this picturesque village.

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10 Stansfield Court, Church Street, Goldsborough, North Yorkshire, HG5 8NR

Knaresborough 2 miles, York 15 miles, Leeds 19 miles (all distances approximate)

General remarks

Number 10 Stansfield Court forms part of this most attractive Grade II listed courtyard which was formerly part of

Goldsborough Hall. The property is for those over the age of 40 only and viewing is highly recommended.

A communal entrance door and staircase leads to the first floor. A private entrance door leads into an attractive lounge which incorporates the dining area and overlooks the courtyard. There is an electric flame effect fire and an arch leads through to the kitchen which enjoys a delightful aspect over the church and towards open fields beyond. There is a double bedroom with built-in wardrobes. From the lounge an inner hall, with useful storage cupboard, leads to the house bathroom which comprises a matching

white four piece bath suite with shower over the bath. Outside, there is an attractive communal garden and an allocated parking space for one car.

Goldsborough is a highly regarded village on the edge of the historic market town of Knaresborough where there is an excellent range of amenities catering for most daily needs. Within Goldsborough there is a cricket club, primary school and village pub. It is ideally placed for access to the A1(M) which gives direct access to the principal commercial centres of North and West Yorkshire.

Directions

Proceed out of Knaresborough on the A59 York Road and go straight on at the roundabout into Goldsborough. Continue through stone gates and bear round to your left. Proceed along this road and Stansfield Court can be seen on the right hand side accessed through an archway where Number 10 can be seen immediately on the left.

what3words combining.stones.different

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band A

Tenure, Services & Parking

- Leasehold – 999 years from 24.06.1983. Ground Rent – Peppercorn. Service Charge – £98.79 per month
- Mains electricity, water and drainage are installed. Electric heating.
- Allocated parking for one vehicle

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.

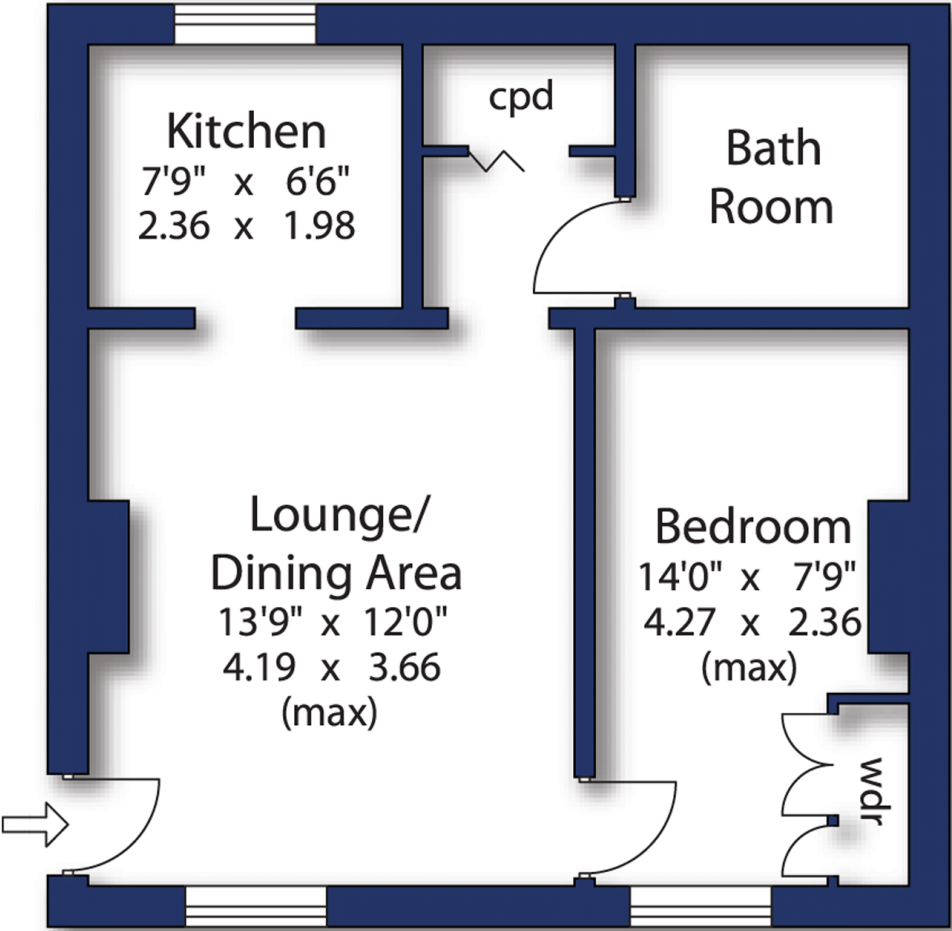
Referral fees

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.

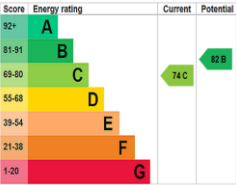
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Floorplans



First Floor © Dacre, Son & Hartley



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