



Guide Price £185,000

- Well-appointed throughout
- Unique duplex apartment
- Two bedrooms and shower room
- Refitted kitchen with integrated appliances
- Attractive lounge
- First floor decked seating area
- Allocated off street parking space

Flat 3, Chapel Court, 20 Briggate, Knaresborough, North Yorkshire,

A well-appointed two bedroom duplex apartment forming part of this exclusive courtyard development situated within level walking distance of the town centre, with attractive first floor decked seating area and off street parking.

35a High Street, Knaresborough, HG5 0ET

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dacres.co.uk   



Flat 3, Chapel Court, 20 Briggate, Knaresborough, HG5 8PF

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

General remarks

With gas central heating and sealed unit double glazing (with triple glazing to the rear) the property briefly comprises an external staircase to the first floor with a door to the

entrance hall with staircase to the second floor. The kitchen has been refitted with a modern range of matching wall and base units with working surfaces over. There is an oven with four ring gas hob and filter hood over, integrated fridge, freezer, dishwasher, washing machine and useful understairs storage cupboard. The kitchen opens to an attractive lounge which has a living flame gas fire and window to the rear.

A staircase leads to the second floor where there is one double bedroom, one single bedroom and a house shower room.

Outside there is a pleasant first floor decked seating area

overlooking the courtyard, there is an allocated parking space for one car and also a bike shed.

Chapel Court is a delightful courtyard development situated just off Briggate and within level walking distance of the excellent town centre, shopping, recreational and schooling facilities which are offered in this popular market town. Knaresborough has its own railway station with mainline links and the bypass is also convenient and offers access to the principal commercial centres of North and West Yorkshire. The A1(M) lies to the east of the town making areas for the commuter more accessible further afield.

Directions

From our office proceed up the High Street turning right into Gracious Street which in turn becomes Briggate. Chapel Court can be found on the right hand side just after the turning into Cheapside.

what3words willing.exclusive.tailed

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Leasehold – 710 years from 1st June 2001. Maintenance charge is £100 per month
- All mains services are installed
- One allocated parking space
- The property is within a Conservation Area

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.

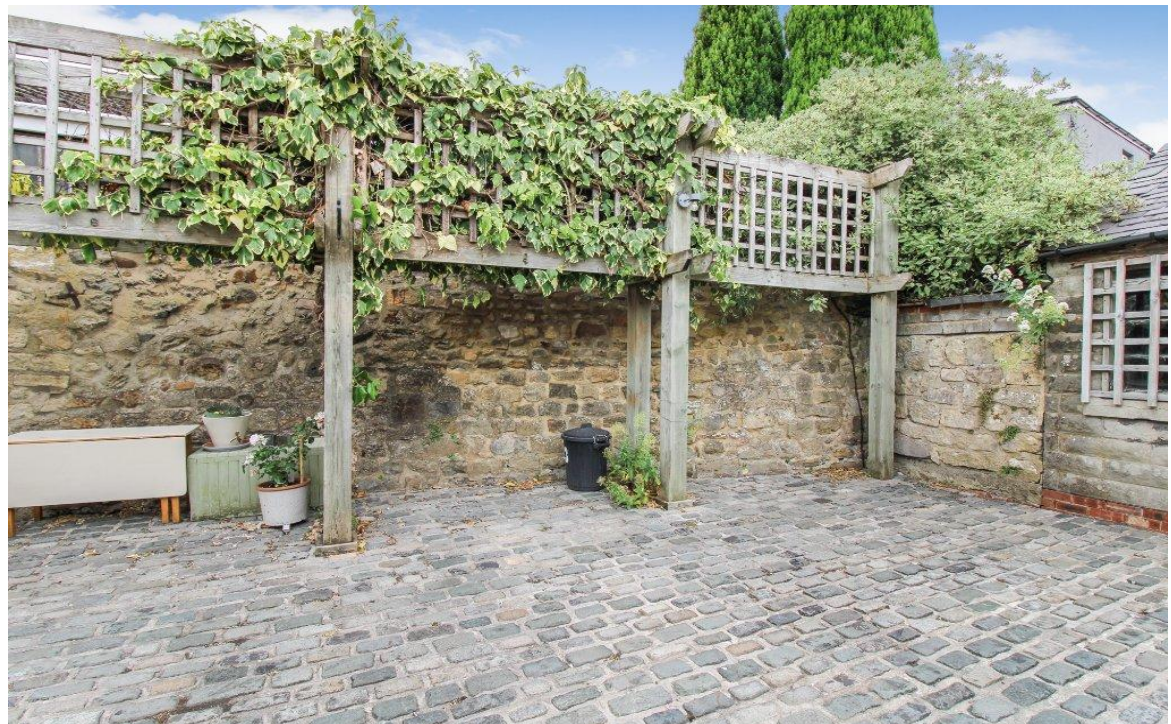
Buyer Anti Money Laundering Checks

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.

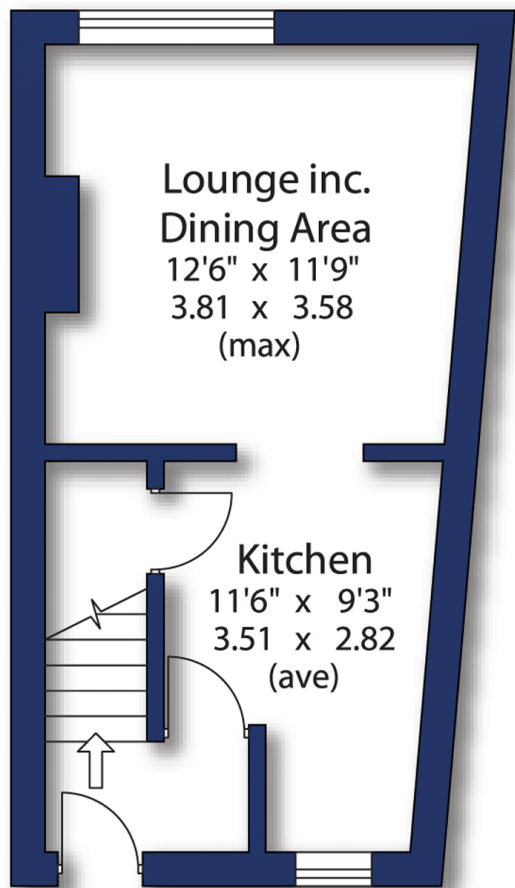
Referral fees

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.

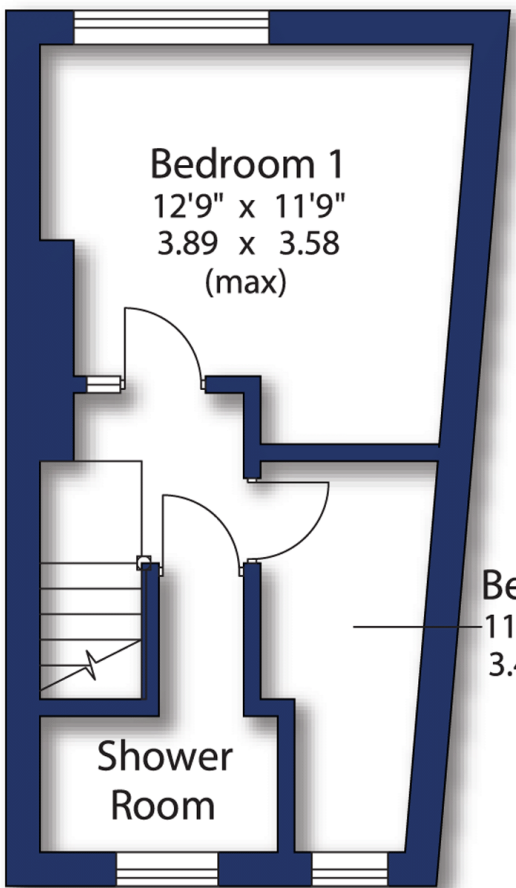
Dacres Ref: KNA260252



Floorplans

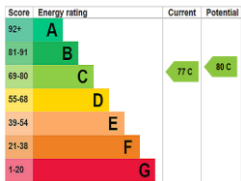


First Floor



Second Floor

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