



23 York Place, Knaresborough, North Yorkshire, HG5 0AD

An attractive characterful and particularly spacious five/six bedroom town house with a private courtyard garden situated within this popular and convenient near town centre location.

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23 York Place, Knaresborough, North Yorkshire, HG5 0AD

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

Guide Price: £550,000

- Popular and convenient near town centre location
- Five / six bedrooms and two bath / shower rooms
- Characterful and spacious accommodation throughout
- Three well-proportioned reception rooms and kitchen
- Suite of cellar rooms offering potential for further accommodation (subject to the usual consents)
- Attractive and private courtyard garden



General remarks

An increasingly rare opportunity to acquire a magnificent and characterful town house situated just a short distance from Knaresborough's historic Market Square. Viewing is highly recommended to fully appreciate the spacious and characterful accommodation that is on offer, with high ceilings and deep ceiling cornices in the principal reception rooms and with gas central heating the property briefly comprises; impressive reception hall with feature return staircase to the first floor. There is a bay fronted sitting room with log burning stove. From the reception hall double opening doors lead through into a formal dining room with windows enjoying a private aspect to the rear. An inner hallway leads to a guest WC and cloakroom and there is also a side access door. There is a refitted kitchen with an Aga and a comprehensive range of built in cupboards and opens out to the family room with log burning stove and French doors onto the private rear courtyard.

To the lower ground floor there is a utility room. A large cellar room and two further store rooms which offers excellent potential to create further accommodation should any prospective buyer wish. There is a spacious first floor landing with feature skylight to the second floor and on the half landing there is a walk-in linen cupboard. There is a principal bedroom with windows to two elevations

enjoying a private aspect and feature fireplace. There are two further double bedrooms and a study with a comprehensive range of fitted cupboards. A traditional house bathroom comprises a matching white three piece bath suite with shower attachment over the bath and could be incorporated to easily create an en-suite to the master bedroom. There is also a modern house shower room. A staircase leads to the second floor where there is a large fourth bedroom/studio which enjoys breathtaking long distance views toward the Hambleton Hills. There is also a fifth double bedroom and two useful walk in storage rooms which again could create further accommodation or bathrooms subject to all the usual consents.

A further feature is the most attractive courtyard garden which would be ideal for those entertaining. There is a large stone terrace which wraps around the side of the property and there is also a pedestrian access which leads around the rear of the neighbouring properties to the front. The property is situated within level walking distance of the town centre, King James's School and swimming pool, fitness and leisure centre. Knaresborough offers excellent shopping, recreational and schooling facilities and has the advantages of a railway station with mainline links. The southern bypass and A1 (M) is also convenient and offers access to the principal commercial centres of North and West Yorkshire.

Floorplans





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Contact us



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Directions

From our office proceed up the High Street and through the traffic lights into York Place where the property will be seen on your left hand side clearly marked by our For Sale board.

What3Words rejoins.banter.wings

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services are installed
- On street parking
- The property is in 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: KNA260243