DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £195,000

- Convenient near town centre location
- Requiring modernisation throughout
- Attractive elevated views
- Three bedrooms and house bathroom
- Spacious sitting / dining room
- Dining kitchen

43 Fisher Gardens, Knaresborough, North Yorkshire, HG5 8BD

A spacious three bedroom first and second floor purpose built duplex apartment enjoying a delightful elevated aspect to the rear and now requiring modernisation throughout, situated within this popular near town centre location.

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43 Fisher Gardens, Knaresborough, North Yorkshire, HG5 8BD

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

General remarks

With electric heating and uPVC double glazing this spacious first and second floor duplex apartment offers excellent potential for any prospective buyer to be able to put their own stamp on the property.

With an external staircase to the first floor and a private entrance door to the reception hall which has a staircase to the first floor, guest cloakroom, useful cupboard and further useful understairs storage cupboard. There is a spacious lounge which incorporates the dining area and enjoys a pleasant elevated aspect over the rooftops and a door leads to a small balcony. A spacious dining kitchen is now requiring modernisation and offers a range of matching base units with working surfaces over and space for appliances.
The staircase leads to a second floor landing where there is a deep airing cupboard. There are two double bedrooms, both with built-in wardrobes, and a third well-proportioned single bedroom. The principal bedroom and the third bedroom enjoy a delightful elevated aspect. The house bathroom comprises a matching white three piece bath suite with shower over the bath.
There is an external store housing the meters.
The property sits within the established Fisher Gardens development surrounded by communal green spaces and courtyard areas.

The property is situated in this sought after residential location within walking distance of the town centre , shopping, recreational and schooling facilities within this popular market town which has a railway station with mainline links. The southern bypass and the A1(M) are also convenient and provide access to the principal commercial centres of North and West Yorkshire.

Directions

From our office proceed up the High Street and turn right into Gracious Street., which in turn leads to Briggate. Turn right into Wellington Street and left into Brewerton Street. Follow the road down into Castle Ings Road where the property can be found further along on the left hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold – 125 years from 18.12.1995. Service charge for 2025/2026 £372.28 inc Ground Rent of £10.
- Mains water, drainage and electricity installed.
- No allocated 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

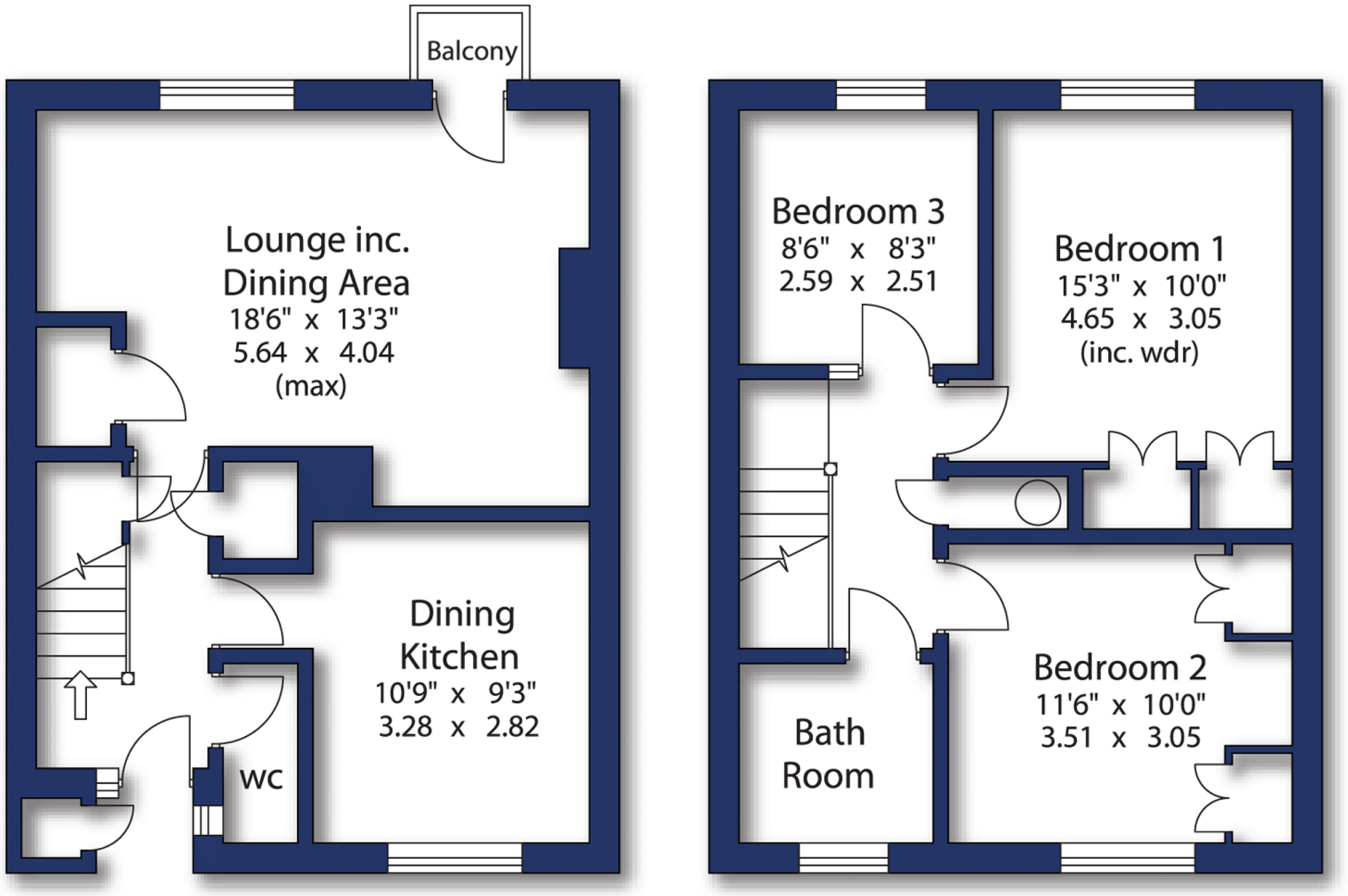
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

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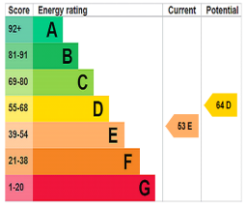
Floorplans



First Floor

Second Floor

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