DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £200,000

- Highly sought after residential location
- Well-appointed and spacious apartment
- Balcony with open aspect
- Two double bedrooms and two bath/shower rooms
- Refitted dining kitchen with integrated appliances
- Large lounge with French doors to the balcony
- Allocated parking space with further visitor parking

Flat 4, Arkendale House, 2 Angel Gardens, Knaresborough, HG5 0WB

A beautifully appointed and spacious two bedroom first floor apartment, with balcony enjoying an open aspect, situated at the head of a small cul-de-sac within this highly regarded development.

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Flat 4, Arkendale House, 2 Angel Gardens, Knaresborough, HG5 0WB

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

General remarks

This spacious first floor purpose-built apartment has recently undergone a comprehensive scheme of improvement and now reveals beautifully appointed accommodation throughout.

Viewing is highly recommended and the property, having electric heating, briefly comprises secure entry phone system and communal staircase to the first floor. There is a private reception hall with useful deep storage cupboard and a useful second cupboard housing a Fischer Aquafficient electric boiler for the hot water. A well-proportioned lounge has double opening French doors to the balcony which enjoys a pleasant aspect to the front. The dining kitchen has been refitted with a comprehensive range of matching wall and base units with working surfaces and tile splashbacks over. There is a Bosch oven, Bosch induction hob and filter hood over, integrated Bosch microwave/oven, integrated dishwasher, integrated fridge and freezer, space and plumbing for a washing machine. The principal bedroom has an en-suite shower room and there is a further second double bedroom with built-in wardrobes. The house bathroom comprises a matching white three piece bath suite with vanity cupboard beneath the sink and shower attachment over the bath.

Outside, there is a balcony enjoying a pleasant open aspect to the front and there is an allocated parking space for the apartment with further visitor parking on a first come first serve basis.

The apartment is situated in a convenient residential location just a short distance from the centre of Knaresborough. Knaresborough's historic market town offers excellent shopping, recreational and schooling facilities including a railway station with mainline links. The southern bypass and the A1(M) are easily accessible and provide access to the principal commercial centres of North and West Yorkshire.

Directions

Procced down the High Street turning right onto Boroughbridge Road. Turn right into Halfpenny Lane and at the mini roundabout turn left into Old Penny Gate. Turn first left into Angel Gardens and the property can be found at the head of the cul-de-sac on the right hand side.

what3words slicer.fears.hiker

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Leasehold – 155 years from 01.01.2006. Service charge is £1122.46 from 29/09/2026 - 24/03/2027
- Mains electricity, water and drainage are installed. There is no gas to the property
- One allocated parking space and further visitor parking

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

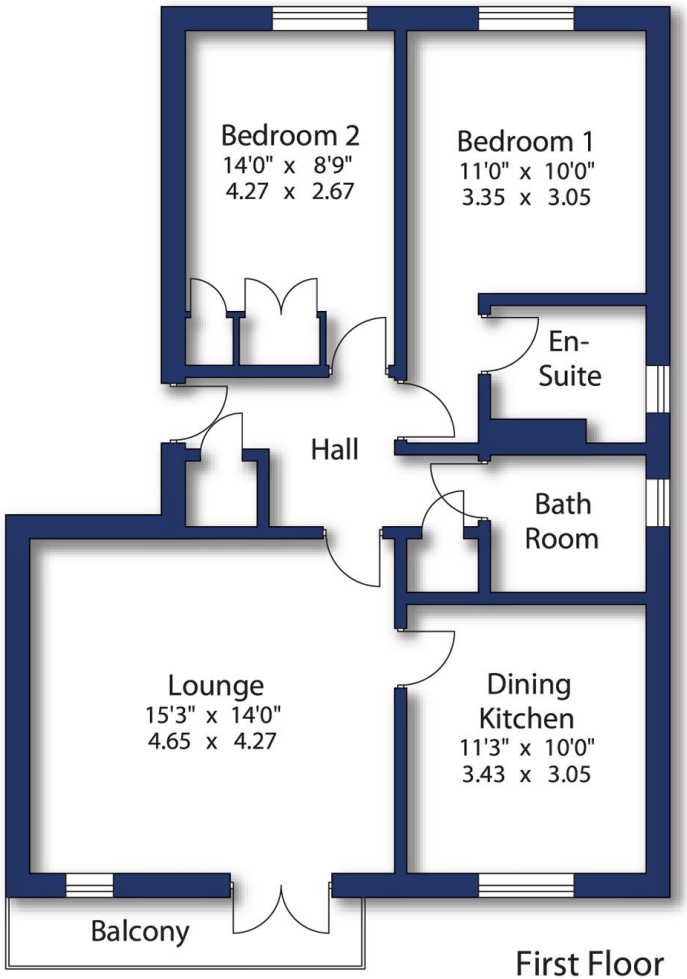
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer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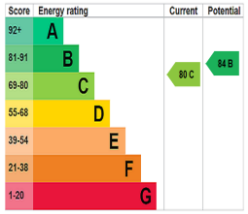




Floorplans



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