



Guide Price £139,950

- Convenient near town centre location
- Requiring modernisation throughout
- Attractive elevated views
- Two double bedrooms and shower room
- Spacious sitting/dining room
- Separate kitchen
- Off-street parking for one car

9 Walkers Fold, Knaresborough

A spacious two bedroom purpose-built second floor apartment enjoying a delightful elevated aspect with off-street parking for one car, situated within this popular, near town centre location.

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Yorkshire, HG5 0ET

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9 Walkers Fold, Knaresborough, North Yorkshire, HG5 8DN

Harrogate 4.5 miles, York 18 miles, Leeds 18 miles (all distances approximate)

General remarks

With gas central heating and UPVC double glazing, this spacious two bedroom apartment is situated on the

second floor and enjoys a delightful elevated aspect towards the Nidd Gorge. The property is now requiring modernisation throughout but offers a prospective buyer an excellent opportunity to be able to put their own stamp on it.

With secure entry phone system and communal staircase to the second floor, a private entrance door leads to the reception hall with access to the roof void and useful cloaks cupboard. There is a spacious lounge which incorporates the dining area and a window enjoying a delightful, elevated aspect. Beyond, the kitchen again enjoys the elevated aspect towards the Nidd Gorge and there is a range of matching wall and base units with

working surfaces and tile splashbacks over, as well as a double oven and integrated fridge and freezer. There are two double bedrooms, one having a built-in wardrobe with full sliding mirrored fronts, and there is a fully tiled house shower room. Outside there is an allocated parking space for one vehicle.

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, turning right into Gracious Street which in turn leads into Briggate. Turn right into Union Street, where the property can be found on your left hand side clearly marked by our for sale board. what3words:

overlaps.pampered.property

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold
- Length of lease: 999 years from 13th May 1985
- Annual Service Charge: £600 per annum
- Annual Ground Rent: Included in the service charge.
- The property is located within a conservation area.
- All mains services are installed. Heating and hot water from a gas-fired boiler.
- There is off-street parking for one car.

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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.

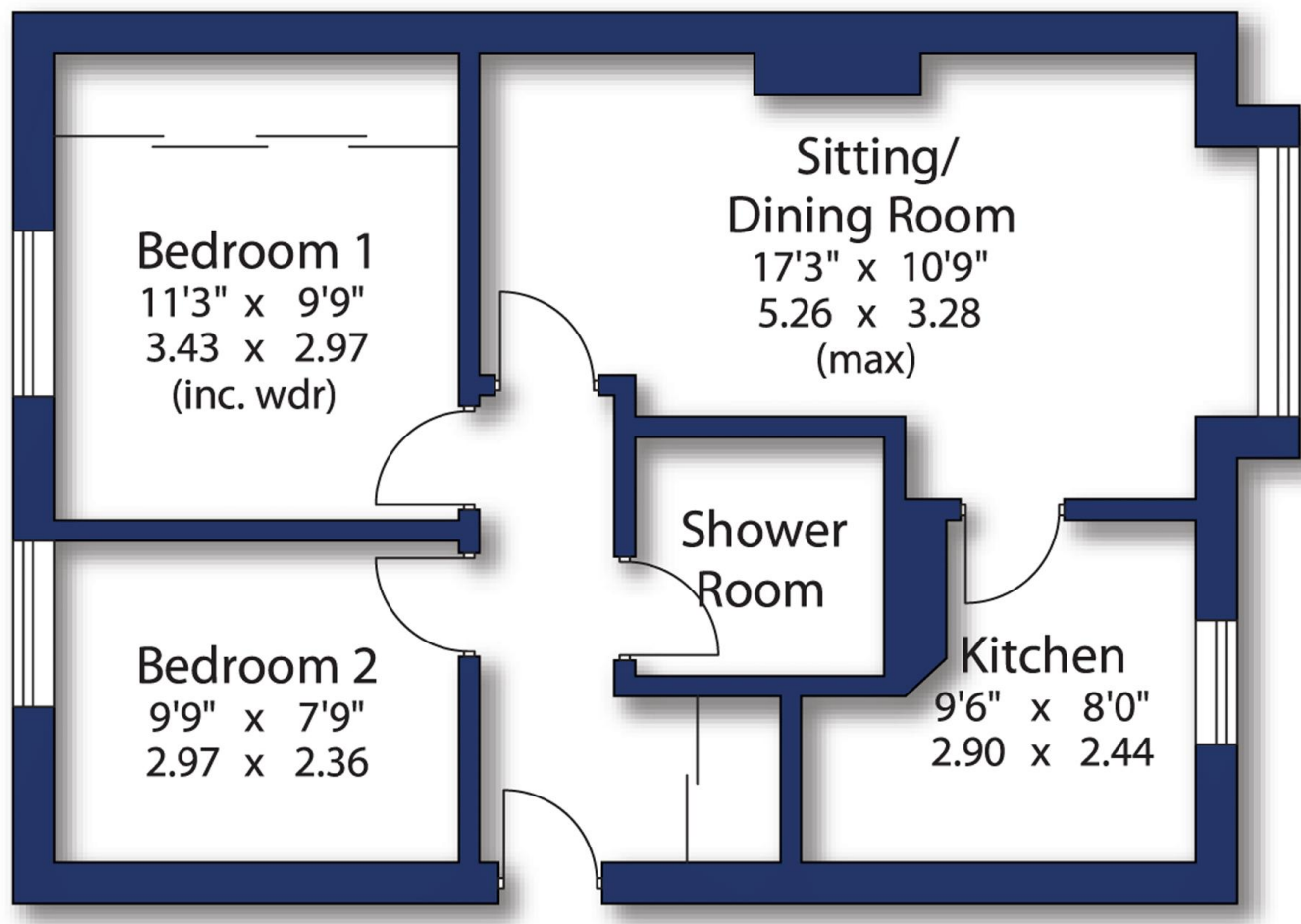
Buyer Anti Money Laundering Checks

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 £24.00 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

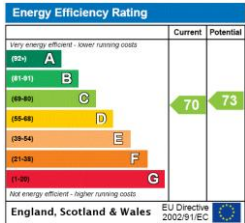
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: KNA240312





Second Floor

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