Dacre, Son & Hartley
19 Yorkshire Offices

OVER 1820 200 2024 YEARS OF YORKSHIRE PROPERTY



Guide Price £150,000

- Sought after near town centre location
- Delightful open views
- Off street parking space
- Attractive lounge incorporating dining area
- Re-fitted breakfast kitchen with integrated appliances
- Double bedroom and house bathroom

6 Casson House, York Place, Knaresborough

A well appointed and spacious one bedroom third floor apartment with off street parking enjoying long distance views to the rear situated within this popular and convenient near town centre location.

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dacres.co.uk







6 Casson House, York Place, Knaresborough, North Yorkshire, HG5 0AD

Harrogate 5 miles, York 18 miles, Leeds 18miles
(all distances approximate)

General remarks

With gas central heating and UPVC double glazing, the property briefly comprises of a communal entrance with secure entry phone system and staircase to the third floor.

On entering the apartment there is a private reception hall with two useful storage cupboards and an attractive lounge which incorporates the dining area. The breakfast kitchen comprises of a matching range of recently refitted wall and base units with working surfaces over, an oven with four ring induction hob and filter hood over, integrated appliances include a fridge, freezer, slim line dishwasher and washer dryer. A double bedroom enjoys long distance views over the rooftops and the house bathroom includes a matching white three piece bath suite with shower over the bath. Outside there is an allocated parking space and communal bin store.

The apartment is situated in a purpose built block of six apartments in a convenient location close to the centre of this popular market town. Knaresborough offers excellent recreational and schooling facilities together with the advantage of a railway station with main line links. The southern bypass is convenient and offers access to the principal commercial centres of North and West Yorkshire.

Directions

From our office proceed up the High Street and through the traffic lights into York Place where the property can be found on the left hand side clearly marked by our for sale board.
What3words: enveloped.remain.trout

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band A

Tenure, Services & Parking

- Leasehold
- Length of Lease: 999 years from the 17th of December 1982
- Annual service charge of £1020 from 1st April 2025 paid monthly at a cost of £85.
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water from a gas fired boiler
- The property is in a Conservation Area
- Allocated off street parking space.

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

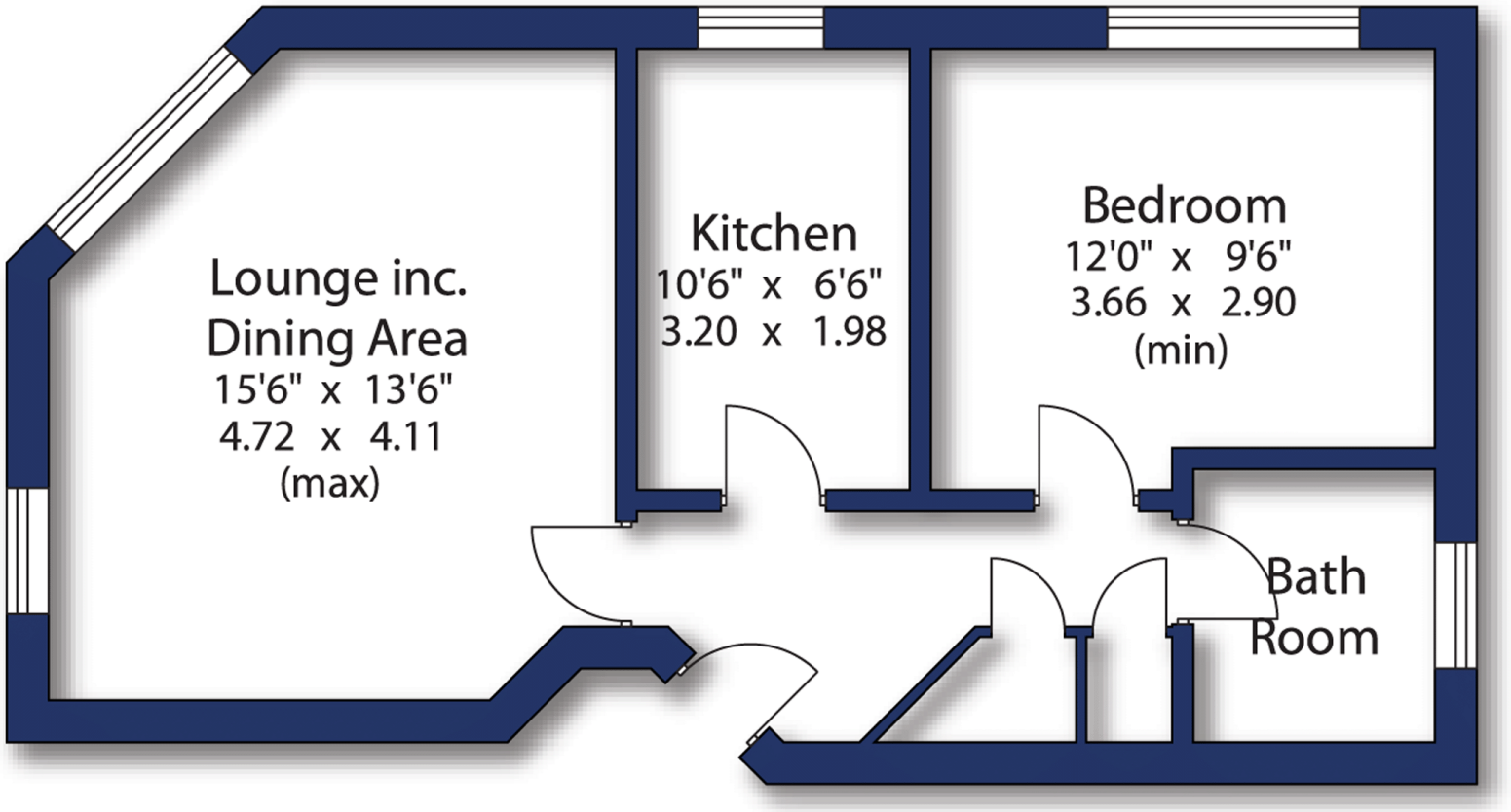
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: KNA250035





Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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