DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £170,000

- Beautifully appointed throughout
- Highly sought after central location
- Purpose built second floor apartment
- Secure entry and pleasant views
- Two bedrooms and contemporary house bathroom
- Spacious lounge and re-fitted dining kitchen
- Allocated parking space

Flat 6, Berrys Court, 2 Berrys Avenue, Knaresborough, North

A beautifully appointed and spacious two bedroom second floor apartment enjoying a tucked away yet central location together with off street parking and pleasant elevated views.

35a High Street, Knaresborough, North Yorkshire, HG5 0ET
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dacres.co.uk







Flat 6, Berrys Court, 2 Berrys Avenue, Knaresborough, North Yorkshire, HG5 0EP

Harrogate 4 miles, York 17 miles, Leeds 19 miles (all distances approximate)

General remarks

A beautifully appointed and spacious two bedroom second floor apartment enjoying pleasant elevated views in this sought after and attractive development which is conveniently located for Knaresborough's town centre facilities.

The apartment has recently undergone a comprehensive scheme of improvements and is accessed via a secure entry phone system and communal staircase to the second floor. The apartment briefly comprises private reception hall with useful cupboard and access to the roof void. There is an attractive sitting room with walk in bay window and fireplace. The dining kitchen has been re-fitted with a range of matching wall and base units with working surfaces and tiled splash backs over. There is a built-in oven with four ring gas hob and space for further appliances.

The two double bedrooms are serviced by a re-fitted and contemporary house bathroom which comprises a matching three piece bath suite with shower over the bath.

Outside there is an allocated parking space. The property is ideally placed just a short distance from the High Street within this sought after and convenient residential location. Knaresborough's town centre facilities have shops for all daily needs and transport services including a railway station with mainline links.

Directions

From our office, proceed up the High Street turning left at the traffic lights into Park Row, follow the road round to your left and turn left into Whincup Avenue. Follow the road up turning left & then right into Berrys Avenue where the property will be found on your right hand side.

what3words brittle.trimmer.advantage

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold – 999 years from 01/05/2000. Service Charge £2133 per annum. Ground rent £80.00 per annum
- All mains services are installed. Domestic heating and hot water are from a gas fired boiler
- 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 £26.10 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.

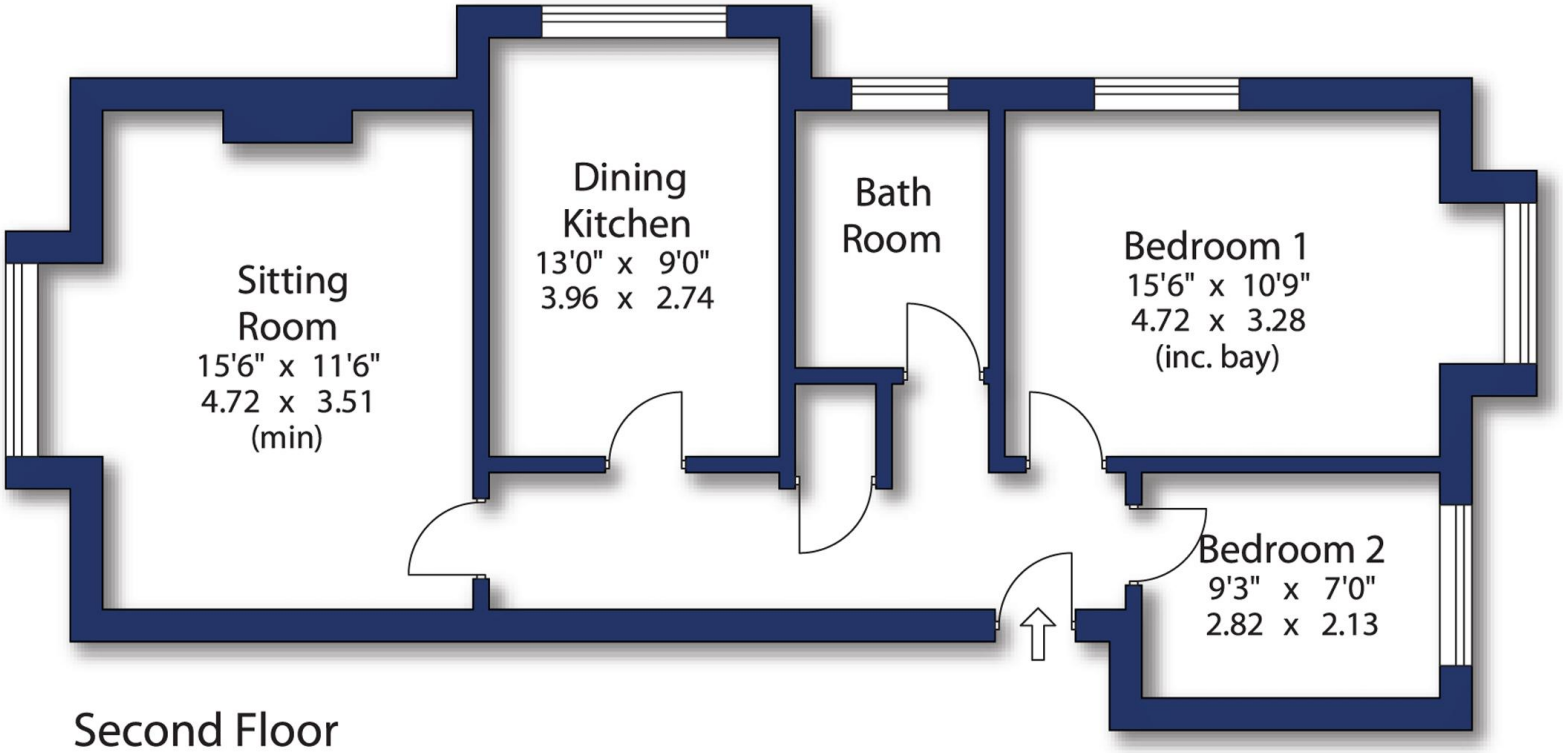
Referral fees

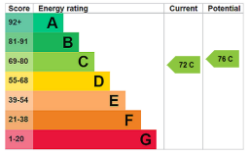
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice





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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