



Briggate, Knaresborough £210,000

Chapel Court is a delightful courtyard development of just nine properties located in the market town of Knaresborough with excellent commuter access.

Breakfast kitchen, living room, two bedrooms and modern shower room.

An external staircase from the courtyard leads up onto the first floor decking with an outside seating space that can be used by the subject property. There is also an allocated parking space within the courtyard.



ACCOMMODATION

The property is situated within a short walking distance of the High Street enjoying an elevated first floor position with an allocated parking space.

Internally the property is entered by a double glazed entrance door into a reception hall with a staircase leading to the second floor accommodation.



The hall leads through into the breakfast kitchen having a modern range of built-in base units to two sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. Included within the kitchen is a built-in electric oven with a four point gas unit and a brushed stainless steel extractor canopy. There is a built-in fridge and freezer unit as well as an integrated dishwasher and washing machine. The kitchen has recessed ceiling downlighters, a built-in storage cupboard and space for a freestanding breakfast table.



An archway leads through into the living room with a feature coal effect fireplace set on a marble hearth. There is a television aerial point, beamed ceiling and coved cornices.



To the second floor are two good sized bedrooms, the first of which overlooks Gracious Street, being a spacious double room with an exposed beamed ceiling. Bedroom two overlooks the courtyard and also features an exposed beam. Both bedrooms have radiators.

The internal accommodation is completed by a modern shower room having a low flush WC, pedestal wash hand basin and walk-in shower cubicle with a full height waterproof panelled surround. There is built-in display shelving as well as recessed ceiling downlighters and an extractor fan.

The property benefits from gas fired central heating throughout and features secondary glazing to the windows overlooking Gracious Street.

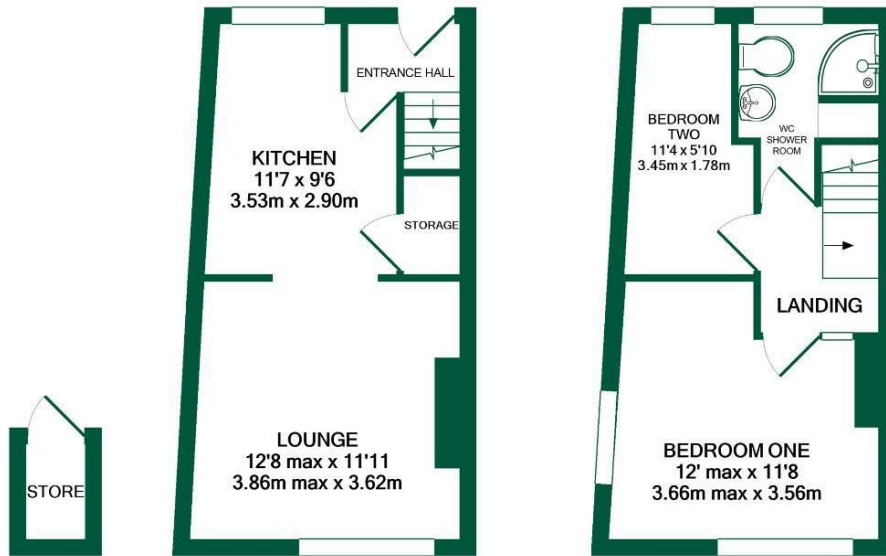
OUTSIDE

Chapel Court is a delightful courtyard development of just nine properties.



An external staircase from the courtyard leads up onto the first floor decking with an outside seating space that can be used by the subject property. Crucially, there is also an allocated parking space within the courtyard and an outside storage unit.

The service charge of £100 pcm covers all external maintenance, woodwork painting, courtyard and window cleaning.



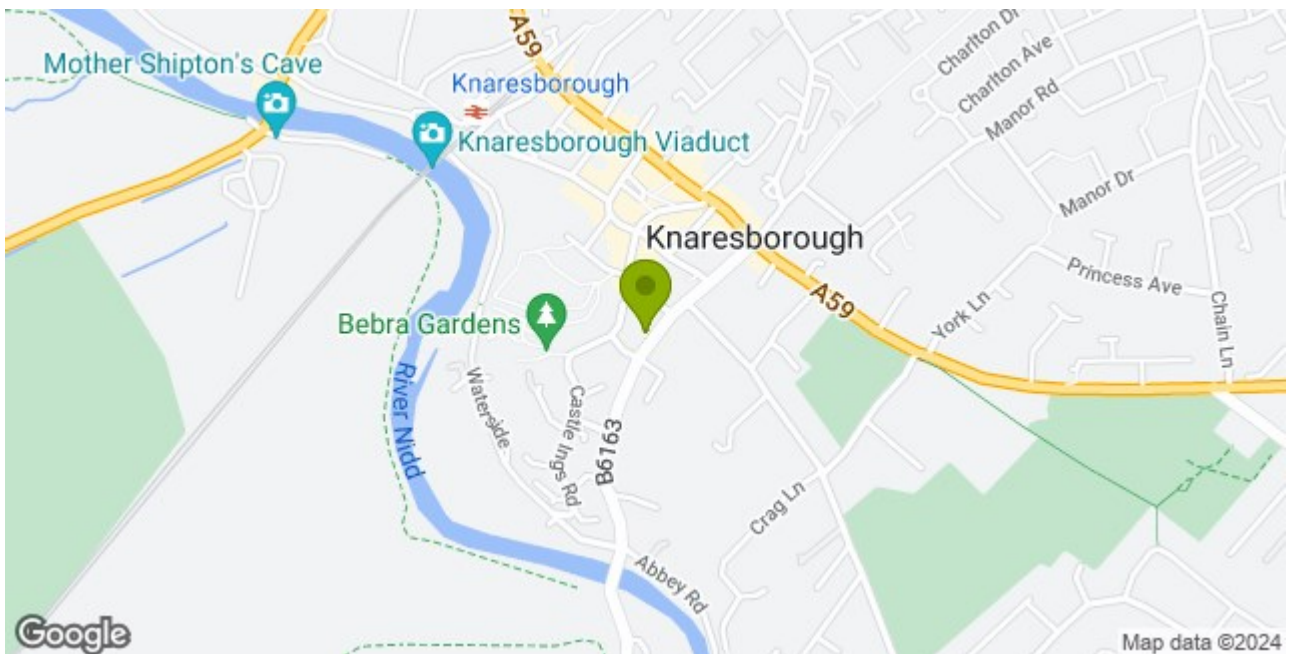
FIRST FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.1 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 275 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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