



## Angel Gardens, Knaresborough, HG5 0WB

- Ideal for first-time buyers, downsizers, or investors
- Two generous double bedrooms
- Modern kitchen with space to dine
- Allocated parking space
- Walking distance to town centre and train station
- Spacious top floor apartment
- En-suite to main bedroom
- Bright lounge with pleasant views
- Well-maintained communal gardens
- Council Tax Band B

**£210,000**





# Angel Gardens, Knaresborough, HG5 0WB

## DESCRIPTION

An opportunity to purchase a particularly attractive, purpose-built top floor apartment, ideally situated within a highly sought-after residential development close to the centre of Knaresborough. This well-presented home offers spacious, modern accommodation and enjoys a peaceful position with pleasant, elevated views over the green open space at the front of the building.

The property is accessed via a secure communal entrance hall with an entry-phone system, leading to the private entrance of the apartment itself. Inside, the generous lounge and dining area is flooded with natural light, offering a welcoming and versatile space that enjoys open outlooks to the front. The modern kitchen provides plenty of cupboard space, integrated appliances and room for a breakfast table, making it ideal for both everyday living and entertaining. Recently installed a new water heater and new electric wall heaters.

There are two good-sized double bedrooms, with the main bedroom benefiting from its own en-suite shower room. A further family bathroom completes the accommodation, making the apartment well suited to a wide range of buyers, including first-time buyers, investors or those looking to downsize without compromising on space or location.

Outside, the development is set within well-maintained communal grounds with direct access to the open green space to the front. The apartment also benefits from an allocated parking space, as well as visitor parking available within the development.

Angel Gardens is perfectly placed for access to Knaresborough's excellent amenities, with the historic market town centre just a short walk away. Here you'll find a great selection of independent shops, cafes, supermarkets, and pubs, along with scenic riverside walks and the famous viaduct. Knaresborough Train Station is around half a mile away, providing convenient links to Harrogate, Leeds, and York, while excellent road connections make commuting further afield straightforward.



### EPC

Energy rating D

This property produces 3.0 tonnes of CO<sub>2</sub>

### Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 136

Leasehold Annual Service Charge Amount  
£136.89 per month

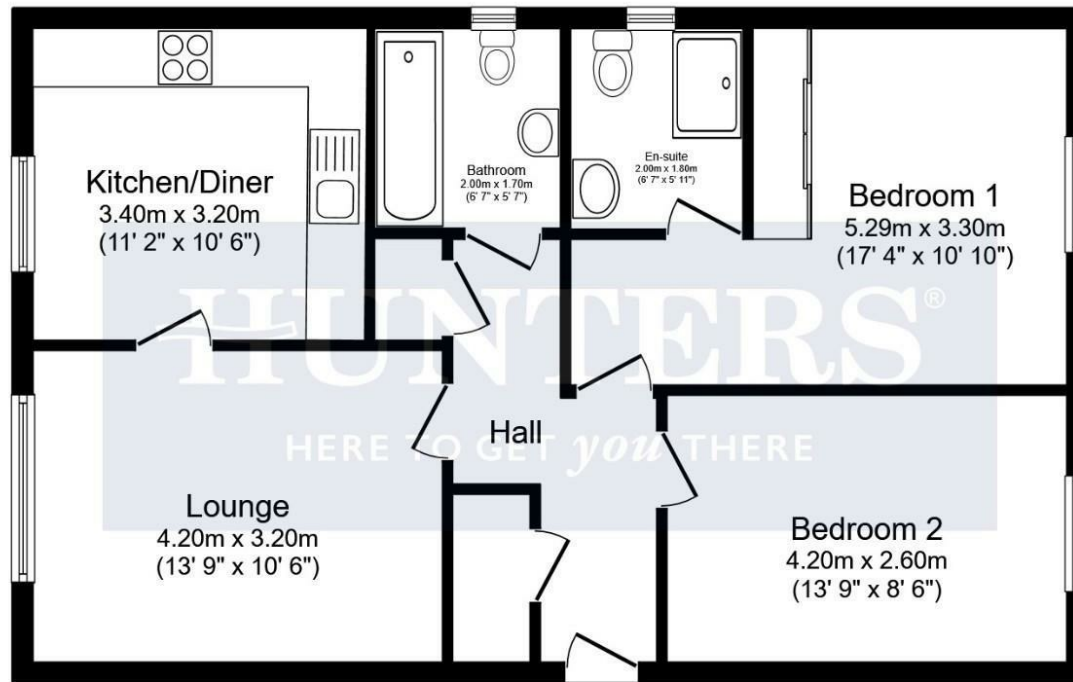
Leasehold Ground Rent Amount £381.02

Council Tax Banding: C





Flat 5, 1 Angel Gardens, Knaresborough, HG5 0WB



### Floor Plan

Floor area 68.9 sq.m. (741 sq.ft.)

Total floor area: 68.9 sq.m. (741 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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### Viewings

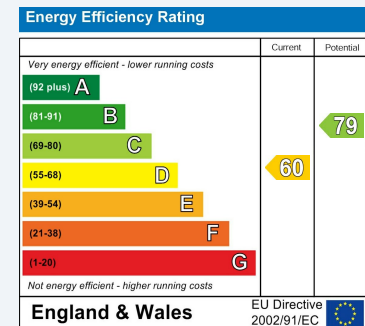
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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