



56 High Street, Knaresborough, HG5 0EA

- Located in the heart of Knaresborough
- Three well-appointed bedrooms
- Second bedroom with convenient Jack and Jill bathroom
- Stylish and contemporary interior throughout
- Excellent location for first-time buyers, downsizers, or investors
- Open-plan lounge, kitchen & dining area
- Main bedroom with private en suite and dressing room
- Third bedroom ideal as a single room or home office
- Walking distance to local shops, cafes, restaurants and amenities
- Council Tax Band B

Guide Price £350,000



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DESCRIPTION

Located in the heart of Knaresborough, Carlton House presents a splendid opportunity to reside in a charming flat that perfectly balances modern living with the allure of a picturesque town. This delightful property features three well-appointed bedrooms, including two spacious double rooms. The main bedroom is particularly impressive, boasting an en suite bathroom and a dressing room. The second bedroom features a Jack and Jill bathroom, while the third bedroom serves as a versatile single bedroom or an ideal office space.

The open-plan lounge, kitchen, and dining area create a warm and inviting atmosphere, perfect for both entertaining guests and enjoying quiet evenings at home. The layout is designed to maximise space and light, making it a comfortable haven for any resident.

Situated on the bustling High Street, this flat offers the convenience of being within walking distance to a variety of local amenities, including shops, cafes, and restaurants. Knaresborough itself is renowned for its stunning scenery and rich history, making it a delightful place to call home.

Ideal for first-time buyers, downsizers, or investors, Carleton House is a superb opportunity to secure a quality home in a vibrant and sought-after location.

EPC

Energy rating C

This property produces 3.5 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 116

Leasehold Annual Service Charge Amount £0

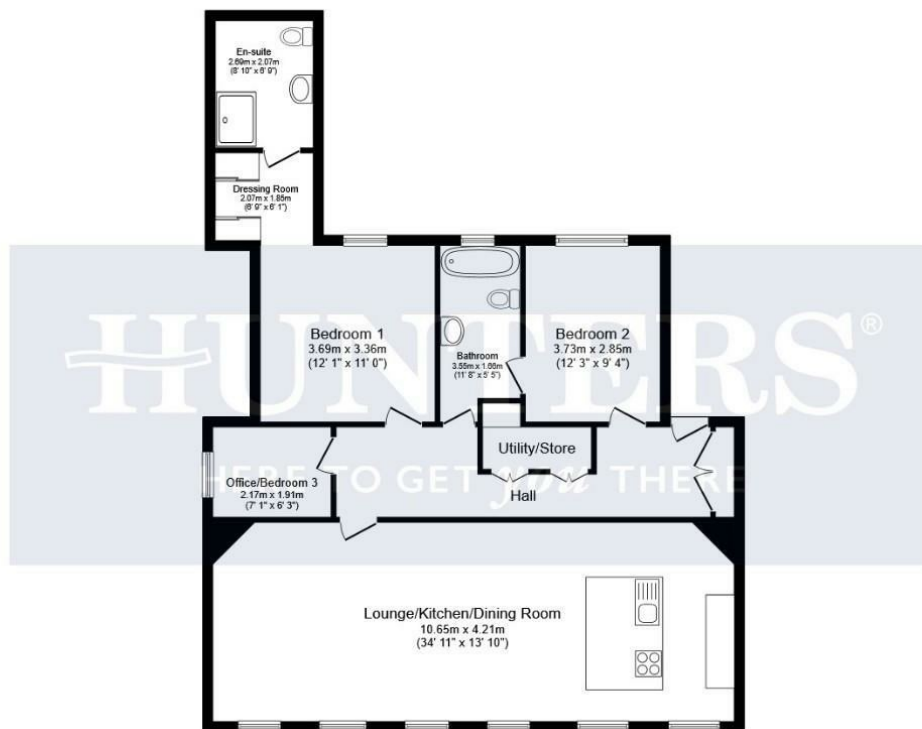
Leasehold Ground Rent Amount £0

Council Tax Banding: B





Carlton House, High Street, Knaresborough, HG5 0EA, GB



Floor Plan

Floor area 110.5 sq.m. (1,189 sq.ft.)

Total floor area: 110.5 sq.m. (1,189 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

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Viewings

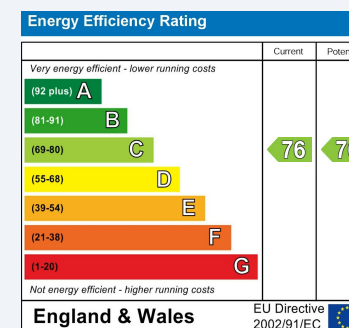
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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