



Byards Park, Knaresborough, HG5 9BB

- NO ONWARD CHAIN
- Over 55's development
- Two double bedrooms
- Communal gardens for residents
- Early viewing highly recommended
- Located in Knaresborough
- Off road parking for residents
- Open kitchen, diner and lounge
- Close to public transport links
- Council Tax Band C

Guide Price £180,000

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HERE TO GET *you* THERE

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DESCRIPTION

NO ONWARD CHAIN. Located in Byards Park, Knaresborough, this over 55's apartment offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for couples or individuals seeking a peaceful retreat. The spacious lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The open kitchen and diner seamlessly flow into the lounge, creating an inviting space for family meals and social gatherings. This layout not only enhances the sense of space but also allows for easy interaction between the kitchen and living areas, making it a wonderful hub for daily life.

Situated in a lovely location, the property benefits from excellent public transport links, ensuring that you are well-connected to the surrounding areas. Additionally, residents can enjoy the communal gardens, providing a serene outdoor space to unwind and appreciate the beauty of the neighbourhood.

This apartment in Knaresborough is a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Don't miss the chance to make this charming property your own.

EPC

Energy rating C

This property produces 1.0 tonnes of CO2

Material Information - Harrogate

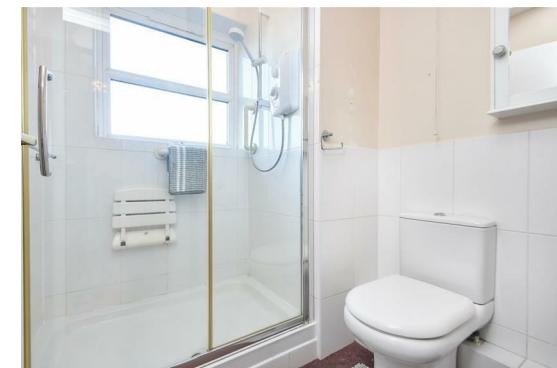
Tenure Type: Leasehold

Leasehold Years remaining on lease: 958

Leasehold Service Charge Amount £350 per quarter

Leasehold Ground Rent Amount - peppercorn, currently none collected

Council Tax Banding: C







Total floor area 57.0 sq.m. (613 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		70	76

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.