



13 CASTLE MILLS, WATERSIDE, KNARESBOROUGH, HG5 8DE

Knaresborough town centre – ¾ mile

Harrogate – 5 miles

York – 18 miles

A1(M) – 6½ miles

Newly fitted breakfast kitchen · Dining/sitting room
Walk in cloaks cupboard · Generous drawing room
Principal bedroom with an en suite bathroom
Shower room · Three further double bedrooms · House
bathroom · Beautiful low maintenance garden · Single
garage · Private car park · Communal garden, courtyard
and riverside “beach”

13 Castle Mills is an appealing Grade II listed town house forming part of the exclusive Castle Mills development, a former linen mill converted in the 1980's into an imaginative residential complex blending traditional conversions and new homes of varying sizes and styles in an attractive riverside setting. The property which is in excellent condition throughout is wider than the average spanning over the ground floor entrance hallway and benefits from views of Knaresborough castle from the rear bedrooms.

The front entrance is situated in the wide hallway linking the front communal courtyard with the rear gardens which is demised to the property. The accommodation comprises a ground floor entrance hall with oak floor and a large cloaks cupboard for storage, the newly fitted breakfast kitchen is situated to the front of the property with modern integrated appliances, a large pantry cupboard and central island creating a practical and sociable space, at the rear of the property is the dining/sitting room with French doors to the private low maintenance sun trap courtyard garden.

AN ATTRACTIVE GRADE II LISTED TOWN HOUSE SITUATED WITHIN AN IDYLIC RIVERSIDE SETTING, OFFERING WELL PROPORTIONED, LARGER THAN AVERAGE ACCOMMODATION WITH THE BENEFIT OF A LOW MAINTENANCE SUN TRAP GARDEN, GARAGE AND A PRIVATE CAR PARK.



To the first floor is the generous wide drawing room with remote controlled blackout blinds and the tranquil background sound of the water rushing over the weir behind. The principal bedroom is positioned across the spacious landing from the drawing room, this large double bedroom has plenty of bespoke fitted wardrobes, more remote-controlled blackout blinds and a beautifully appointed en suite bathroom with large bath, separate glass shower cubicle and the utility cupboard. The first floor is completed by a modern shower room with built in storage cupboard.

The second floor houses three well proportioned bright double bedrooms, a good sized modern house bathroom and another sizeable landing with access hatch to the useful storage loft.

This fabulous town house enjoys a private suntrap paved garden which is the perfect spot for al fresco summer dining, there is also a communal courtyard, riverside "beach" and garden for the residents in this tranquil and peaceful setting. The property further benefits from a single garage and a private car park.

ADDITIONAL INFORMATION

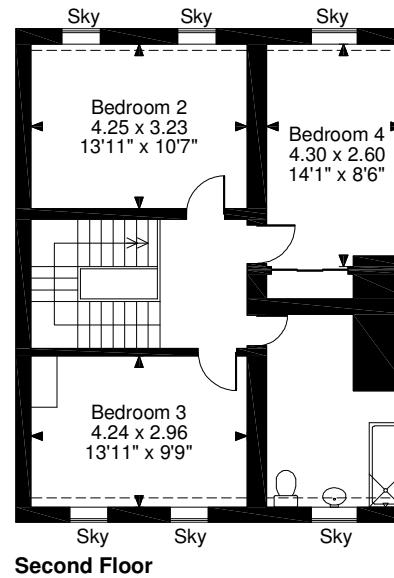
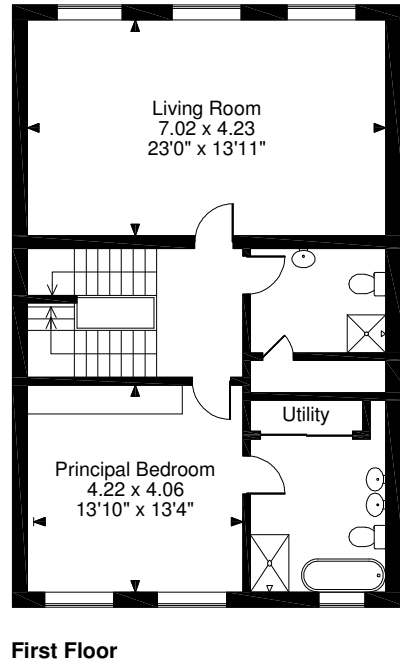
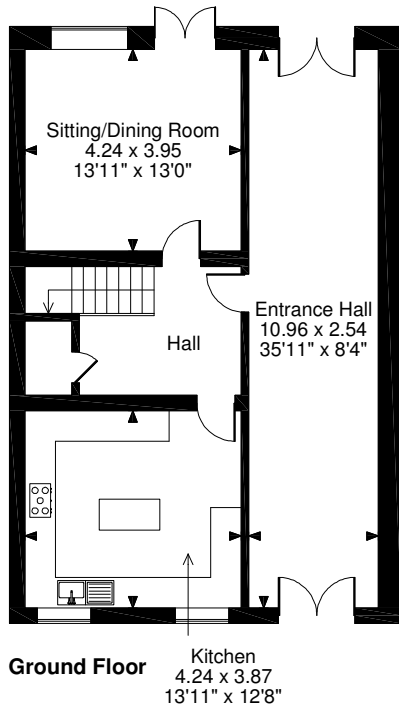
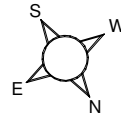
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG5 8DE: From the centre of Knaresborough by the bus station, turn right onto the B6163 Gracious Street. Continue down the hill and turn right just before the bridge into Waterside. Continue for approximately 1/3 of a mile and the Castle Mills development is on your left. For viewings, please park in the public car park next to the development.



13 Castle Mills, Knaresborough
Approximate Gross Internal Area
Main House = 2001 Sq Ft/186 Sq M
Entrance Hall = 300 Sq Ft/28 Sq M
Garage = 181 Sq Ft/17 Sq M
Total = 2482 Sq Ft/231 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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