





## **17 CASTLE MILLS, WATERSIDE, KNARESBOROUGH, HG5 8DE**

Knaresborough - ¾ mile  
Harrogate - 5 miles  
York - 18 miles  
A1(M) - 6 miles

Recently fitted kitchen · Sitting/dining room · Principal bedroom with an en suite shower room · Two further double bedrooms · First floor snug/bedroom 4 · House bathroom · Beautiful low maintenance suntrap garden · Single garage · Private car park · Communal garden, courtyard and riverside “beach”

17 Castle Mills is an appealing Grade II listed end of terrace 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 spacious property which is in excellent contemporary condition throughout with spacious accommodation arranged over three floors and benefits from fabulous light throughout and lovely riverside living within a friendly community and within walking distance to Knaresborough town centre.

The front entrance to the house is situated via the attractive communal courtyard with secure gates and briefly comprises an entrance hall, a recently fitted kitchen with modern integrated appliances, dual aspect sitting room with dining area and French doors to the private low maintenance sun trap courtyard garden with secure gate to the car park, garage and river.

**AN ATTRACTIVE GRADE II LISTED 3/4 BEDROOM END OF TERRACE 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 rear of the first floor is the generous dual aspect principal bedroom with an en suite shower room. To the front of the first floor is the fourth bedroom or snug/party room as it is currently used. The second floor houses two well proportioned bright double bedrooms, one with fitted wardrobes and the modern house bathroom.

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

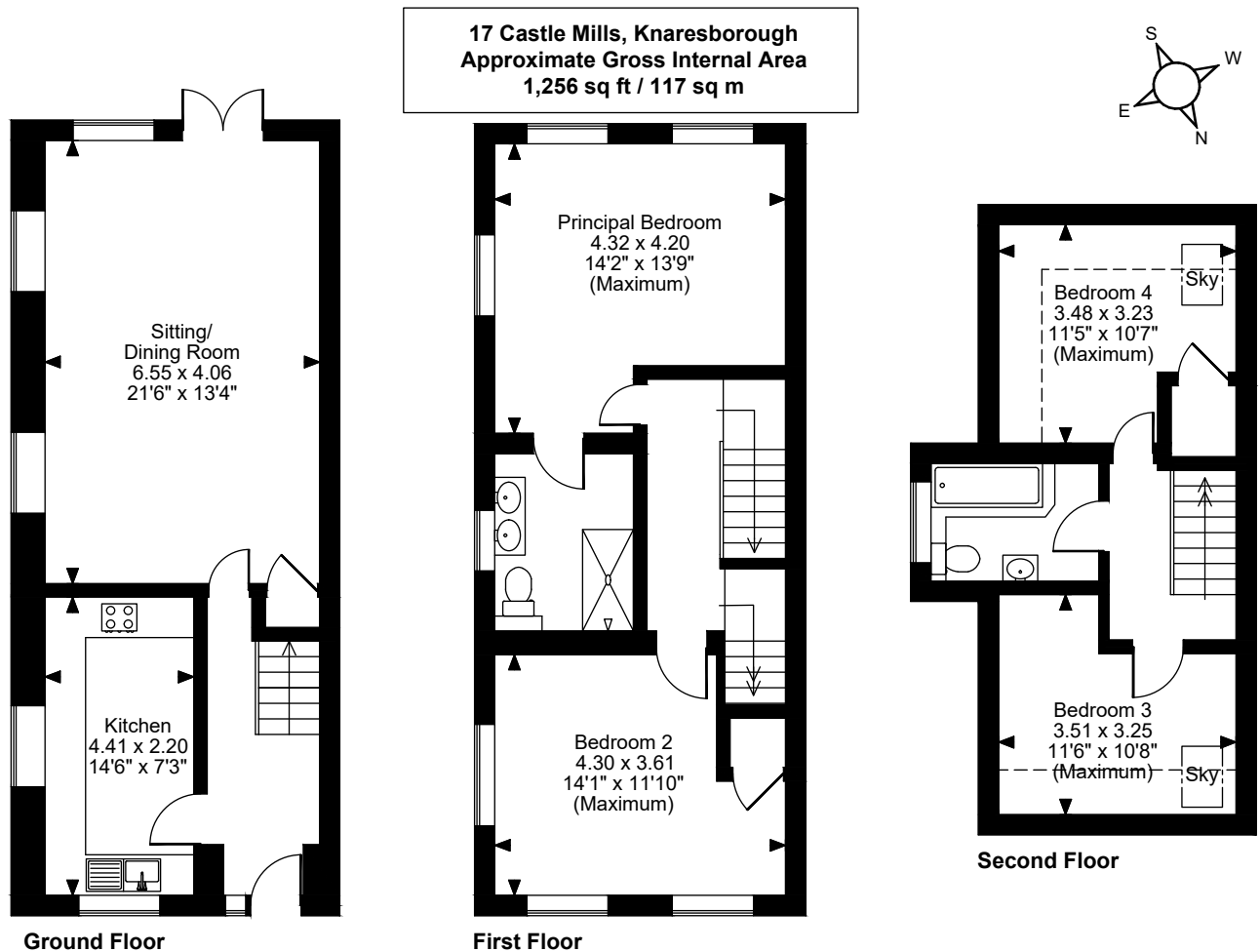
**Tenure:** We are advised that the property is freehold and vacant possession will be given on legal completion. There is an annual maintenance charge of c. £350 per annum for the upkeep of the gardens and communal areas.

**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.





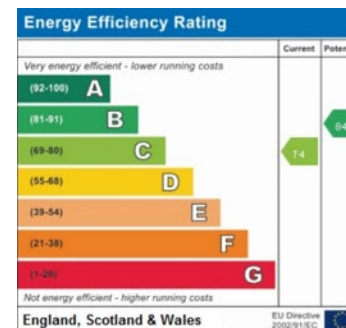


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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**Harrogate 01423 523423**

Harrogate@carterjonas.co.uk

Regent House, Albert St, Harrogate HG1 1JX

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