1 CASTLE INGS COURT

KNARESBOROUGH, HG5 8FF

£395,000

FREEHOLD

Are you searching for a modern house with parking for two cars, south-facing gardens, and just a 5-minute walk to the waterfront?

MONROE

SELLERS OF THE FINEST HOMES

1 CASTLE INGS COURT

• Modern Spacious Family Home • Set Over Three Floors • Kitchen Diner with Bifold Doors • Private South Facing Garden • Beautifully Presented Throughout • 5 Minutes Walk to Knaresborough Train Station • 5 Minutes Walk to the Waterfront • 2 Parking Spaces plus EV Charging Point

Monroe proudly presents a beautiful modern semi-detached family home, spanning 990 square feet and featuring a private south-facing rear garden. The property offers two parking spaces, including an EV charging point, and is conveniently located just a 5-minute walk from the waterfront.

As you enter, you are greeted by a hallway that leads to the ground floor, which includes a spacious living room and a downstairs WC. The contemporary, fully fitted kitchen diner boasts bi-fold doors that seamlessly open to the south-facing garden, perfect for enjoying the outdoors.

On the first floor, you'll find two double bedrooms, one with a stylishly designed en-suite bathroom. There is also a house bathroom equipped with a bath and built-in wardrobes in both bedrooms.

The second floor features two additional bedrooms along with a modern shower room, providing ample space for family or guests.

This property is complemented by two parking spots and a lovely private garden with a patio, making it an ideal setting for gatherings and relaxation.

REASONS TO BUY

- Modern and spacious
- Beautiful Spot
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Four Generous Bedrooms
- South Facing Garden
- Two Parking Spaces and EV charging Point

ENVIRONS

Castle Ings Court is conveniently located near the heart of Knaresborough, making a variety of amenities easily accessible. Residents can enjoy independent shops, cafés, restaurants, and everyday services. The town is known for its charming character, historic architecture, and picturesque riverside setting along the River Nidd, as well as notable landmarks like Knaresborough Castle, which overlooks the gorge.

For commuters, the property is ideally situated just 0.3 miles from Knaresborough railway station, providing regular connections to Harrogate, Leeds, and beyond. Additionally, there are several nearby bus routes and excellent road links that enhance accessibility.

The surrounding area is well served by reputable schools, leisure facilities, and green open spaces, making it appealing to a wide range of buyers. The neighbourhood is characterized by an urban yet serene residential environment, popular among professionals

and downsizers who seek a balance of convenience and quality of life.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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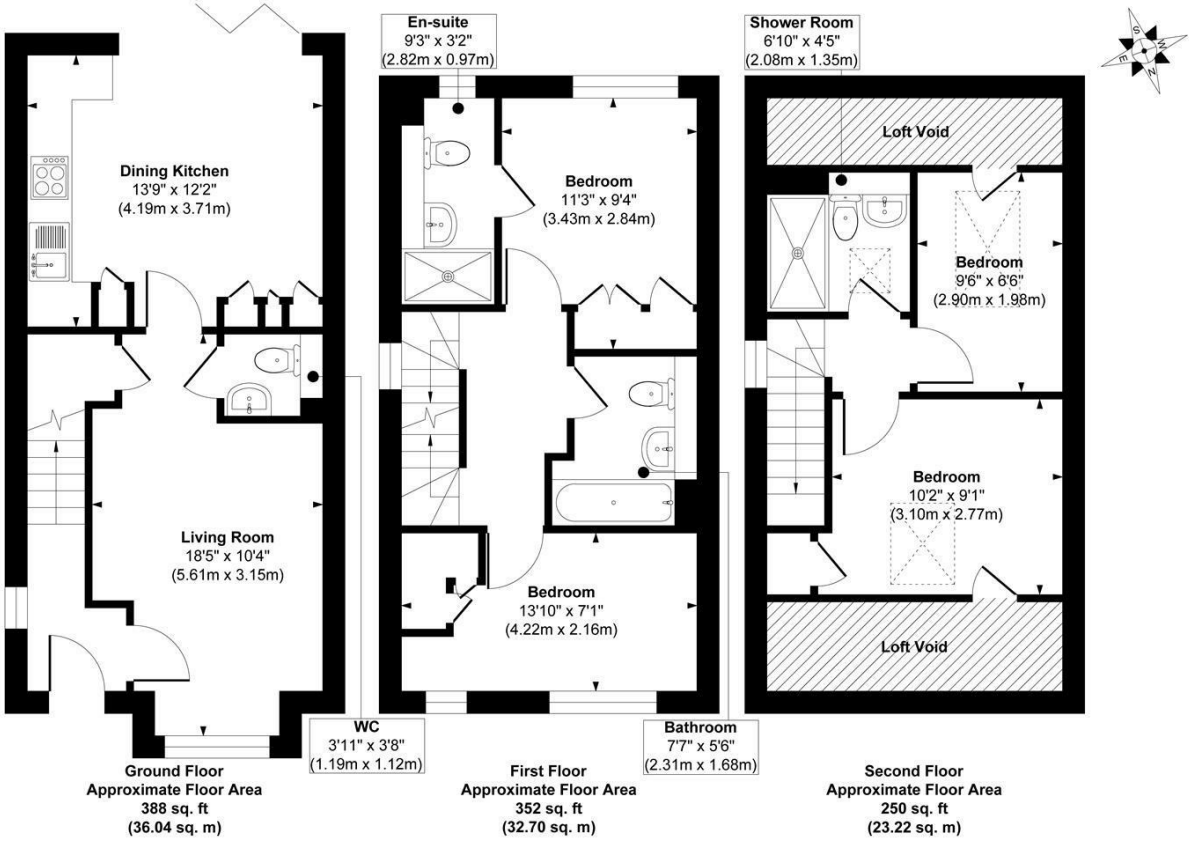

Approx. Gross Internal Floor Area 990 sq. ft / 91.96 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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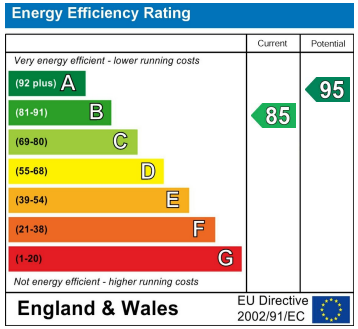

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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