



Total Area: 126.8 m² ... 1365 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
Current	Potential
68	74

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
68	74

England & Wales EU Directive 2002/91/EC



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 569007
Email lettings@myringsestateagents.com

Directions

From Knaresborough High Street turn right at the traffic lights into Gracious Street. Follow the road into Briggate continuing down the hill and turning right before crossing over the river onto Waterside. Continue along to where Castle Mills can be found on the left hand side just after the pay and display car park.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

Please note that this property is to be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months. In order to apply for this property you will need to pay our application and reference fee of £130 + VAT (single applicant) or £190 + VAT (two applicants). This will be payable on the return of a fully filled out application form which we can send via email or one can be filled in at the Myrings office. References will be obtained using a credit reference agency and tenants are responsible for all legal and administrative fees, VAT and Government Stamp Duty in connection with the Tenancy Agreement. If a guarantor is required an additional fee of £65 + VAT is payable. If you are unable to move into a property for 4 - 6 weeks, a holding deposit of minimum £200 is payable to secure the property and to take it off the market. Please note that during your tenancy term other fees may be chargeable if you are not present at property inspections or your check out from the property. Please ask us for a full breakdown of our costs which may be applicable during the term of your proposed tenancy. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy. The Bond is the equivalent of one month's rent plus £100 payable in cleared funds at the commencement of the tenancy. The application fee and holding deposit are non-returnable unless the landlord withdraws the property due to their own unforeseen circumstances.

16 Castle Mills, Waterside, Knaresborough
 Furnished/unfurnished - £1,650 Per month

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 ESTATE AGENT GUIDE
 2018 : TOP 100
 SALES & LETTINGS

16 Castle Mills, Waterside, Knaresborough, North Yorkshire,
HG5 8DE

 1  4  3

A rare opportunity to rent this Grade II listed property in the Castle Mills development, located along Waterside, one of Knaresborough's most sought after addresses. The light and spacious accommodation is a wonderful mix of modern interiors and historic charm with the added benefits of a south-west facing courtyard garden, a large communal garden and private residents' beach

Offered either furnished or unfurnished, the accommodations briefly comprises:- Open plan living area with high specification modern kitchen, lounge area with feature LED fire and French doors leading to the rear courtyard gardens. To the first floor there are two double bedrooms, both with en-suite bathrooms. To the second floor there are two further double bedrooms and house bathroom. Available from 24th August



5 minutes by foot



A1M 4.5 miles



Knaresborough 7 minutes by foot



Leeds Bradford 14.5 miles

Location:

The position of the development is idyllic being on the banks of the River Nidd. Just a short stroll to the conveniences of Knaresborough, the Castle grounds and Berba botanic gardens. There are communal gardens and a private beach area that all the residents can enjoy, and the outlook onto the weir just accentuates the appeal of the setting. There is unallocated private parking to the development.

TAX BAND - F
EPC - D
DEPOSIT - £1750
NO PETS