



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the Empress roundabout follow the A59 through Starbeck and down the hill towards Knaresborough. When reaching the river Nidd with 'Mother Shipton's Cave' on the right hand side, cross the bridge and turn right into Waterside where Highbridge Court can be found immediately on the right hand side.

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

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

3 Highbridge Court, Waterside, Knaresborough

£318,000

MYRINGS
 Harrogate's Leading Family Estate Agent

BEST
 ESTATE AGENT GUIDE
 2020 : EXCELLENT
 SALES & LETTINGS

This impressively presented semi-detached cottage occupying a most picturesque position on the River Nidd with boating and fishing rights offers immaculate accommodation including two double en-suite bedrooms and open plan living space.

Accessed via electric gates with secure intercom entry system to a block set parking area with an allocated space, the accommodation opens to a reception hall with large cloaks storage cupboard. This flows into the open plan living room which incorporates a lounging area, dining space and modern fitted kitchen with granite work surfaces and integrated appliances. Adjoining is a separate practical utility room which provides access to a guest w/c and enclosed rear courtyard that is ideal for those with pets. To the first floor the central landing branches to two excellent

double bedrooms both with stylish en-suite facilities, and a third single bedroom / study. The property enjoys the luxury of having access to the river with the additional benefit of boating and fishing rights, and a communal river side patio area.

Knaresborough is an historic market town with a good choice of local shops, restaurants and bars. The riverside walks and ancient castle ruins accentuate the appeal of the area which attracts visitors all year round. With excellent transport links by train, bus and car, Knaresborough stands out as an ideal commuter town. From the property, both the train and bus stations are only a short walk. Train links via York and Leeds connect directly to London Kings Cross. The A1 motorway is approximately four miles away by direct road link, and Leeds Bradford International Airport is a mere twenty minute drive.



Bus
1 minute by foot



Main Roads
A1M 4.5 miles



Train
Knaresborough 5 minutes by foot



Airport
Leeds Bradford 14.5 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band D

Tenure
Freehold