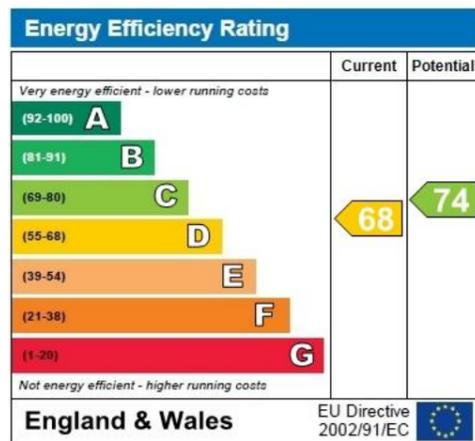


Total Area: 126.8 m<sup>2</sup> ... 1365 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



### Viewing arrangements

Strictly by appointment through Myrings  
**Telephone** 01423 566400  
**Email** enquiries@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](http://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.



16 Castle Mills, Waterside, Knaresborough

£425,000

MYRINGS

Harrogate's Leading Family Estate Agent



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

 1  4  3

**This middle terraced town house forming part of a most desirable mill conversion on the River Nidd and within the historic market town of Knaresborough, offers flexible living space arranged over three floors including four bedrooms and three bathrooms.**

Having approximately 1300 square feet, the property is accessed by an attractive communal courtyard and the accommodation opens to a large ground floor living space. The open plan layout presents a modern fitted kitchen with a range of units, granite work surfaces and integrated appliances. There is space for family dining and the lounge area leads out through double doors to the South West facing patio garden. To the first floor, the landing branches to two excellent double bedrooms both with stylishly presented en-suite facilities dressed with travertine tiling, the larger featuring a free standing bathtub. The Second floor reveals a further bathroom with similar styling and two more double bedrooms that offer the flexibility should a home office or additional living space be required for larger families. The position of the development is idyllic being on the banks of the River Nidd. 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 private parking to the development and the property has a single garage.

Knaresborough is an historic market town with a good choice of local shops, restaurants and bars. Famed for its riverside walks, Mother Shiptons Cave and 11th Century castle ruins, the appeal of the area attracts visitors all year round. The Nidd Gorge is on the doorstep which is known for being an area of outstanding natural beauty, as is the magnificent Yorkshire Dales. The area is renowned for its choice of reputable schooling for all ages of which all within walking distance or a short drive. With excellent transport links by train, bus and car, Knaresborough stands out as an ideal commuter town. The towns train station is only a short walk away where regular services run to the main hubs at York and Leeds. The AIM is approximately four miles away and links into the national motorway network, and Leeds Bradford International Airport is a mere twenty minute drive.



**Bus**  
7 minutes by foot



**Main Roads**  
A59 0.3 miles  
A1M 4.6 miles



**Train**  
Knaresborough 0.7 miles  
Harrogate 4.6 miles



**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 F

**Tenure**

Freehold