

Mouse Cottage, 108 Briggate, Knaresborough, HG5 8BH



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£189,950



Description

A charming rustic brick, Grade II Listed, cottage style property, which retains original character features, cleverly combined with modern additions. The property has the benefit of gas fired central heating with a recently replaced gas central heating boiler and secondary glazing and briefly comprises of sitting room with working fireplace, kitchen with integrated appliances, two bedrooms and bathroom. There is a paved seating area to the rear of the property and a reserved parking space with additional spaces for visitors.

Mouse Cottage forms part of a most attractive development situated on Briggate comprising of apartments and town houses. The building is approached from the rear and accessed via Castle Ings Road, with a private driveway. The town centre is only a short distance away and supports an excellent range of amenities catering for most daily needs. The location is ideal for the commuter as easy access can be gained to the larger cities within the area by both road and rail.

Tenure

A 999 year lease from the original term with 995 years remaining. There is a ground rent and service charge of £1,200 per Annum.

Services

All mains services are connected to the property.

Directions

Leaving Harrogate via the Wetherby Road proceed to the Woodlands traffic lights, turn left onto Hookstone Chase at the mini roundabouts go straight over onto Forest Moor Road. Turn left at the T junction in towards Knaresborough, go over the bridge up Briggate, take the first left hand turn onto Castle Ings Road and keep left. The entrance to Mouse Cottage can be found on your left hand side, being an open concrete driveway.

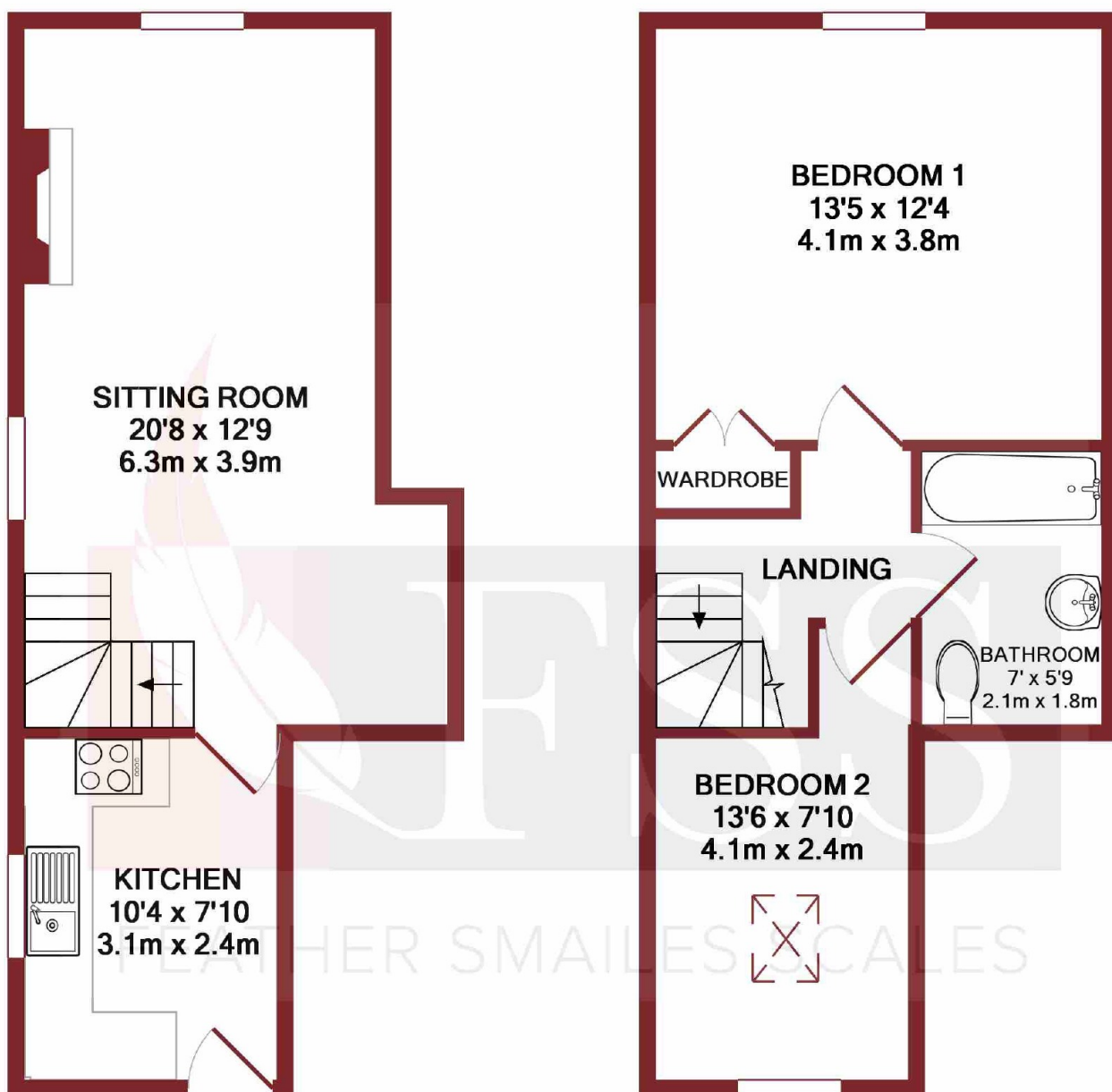
Tax Band

Band B.

Details Prepared

11th December 2017.





GROUND FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 SQ.M.)

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