



**12 Castle Yard  
Knaresborough, Yorkshire HG5 8AS**

**£895 Per month**

ORIGINAL CHARM & CHARACTER & WALKING DISTANCE TO THE MARKET SQUARE OF THIS WONDERFUL HISTORIC MARKET TOWN WITH TRAIN STATION TOGETHER WITH GOOD LOCAL SHOPS SCHOOLS AND AMENITIES

STUNNING LOCATION OVERLOOKING KNARESBOROUGH CASTLE RUINS AND GARDENS A UNIQUE UPSIDE DOWN COTTAGE WITH REAR COURTYARD PERFECT FOR ALFRESCO DINING TWO GROUND FLOOR DOUBLE BEDROOMS. BESPOKE KITCHEN AND MODERN BATHROOM FIRST FLOOR SITTING ROOM AND DINING ROOM WITH JACK AND JILL WOOD BURNING STOVE AND FURTHER DOUBLE BEDROOM. AVAILABLE MID APRIL

# 12 Castle Yard, Knaresborough, Yorkshire HG5 8AS

## Description

A unique and most interesting cottage home revealing a wealth of original charm and character together with numerous stylish appointments occupying a picturesque setting overlooking Knaresborough castle ruins within moments walking distance of the market square. The accommodation is equipped with gas fired central heating and sliding sash windows briefly comprises on the ground floor: Entrance Porch, Entrance Hall, Bespoke dining kitchen, Sitting Room/alternative third bedroom, Second Bedroom and stylish family bathroom. Situated to the first floor is a superb open plan Sitting/Dining room enjoying spectacular views and Master Bedroom. To the rear is a private and enclosed courtyard garden designed for ease and maintenance.

## Situated To The Front

Is a raised stone flagged patio area enjoying a fabulous outlook across the castle ruins and grounds beyond.

## Situation

The property is approached by proceeding up the High Street, take a right hand turning in to the Market Square continue towards Castle Yard passing the Police Station on your left hand side and continue towards the entrance of the Castle ruins where number 12 is situated on your left hand side.

## Structure

The property comprises a most attractive rustic brick built detached cottage home under a blue slate roof equipped with gas fired central heating.

The accommodation in further detail comprises:

## Entrance Porch

Approached by a half frosted glazed hardwood panelled front entrance door, frosted window to the side, exposed timber floorboards, stripped pine panelled doorway with etched glazed inset leading to

## Entrance Hall

Stripped pine staircase leading to the first floor accommodation with stripped pine spindles and hand rail, original ceiling mouldings, central heating radiator, telephone point, Worcester central heating thermostat.

## Bedroom

Two sliding sash windows to the front elevation enjoying a fabulous outlook across towards the Castle ruins, single central heating radiator, original ceiling mouldings, deep skirting boards, recessed display fireplace with stone hearth with oak mantle above.

## Family Bathroom

Stylishly appointed and recently re-fitted with a traditional three piece white suite comprising: Panelled bath with Travertine tiled splash back with chrome mixer tap incorporating shower attachment, pedestal wash/hand basin with chrome taps, low line wc, half height Travertine tiling to four walls, wall mounted ladder effect heated towel rail, frosted window to the rear.

## Bedroom Two

Sliding sash window to the front elevation enjoying a fabulous outlook across the castle ruins, single central heating radiator, ceiling cornicing, built in pine wardrobe into the recess with

fitted hanging rail, recessed display fireplace with oak mantle.

## Dining Kitchen

Sliding sash window to the rear elevation, half glazed pine panelled doorway leading to rear courtyard. The kitchen area is fitted with eye catching bespoke units at floor height comprising cupboards and drawers with roll edge natural wood working surfaces incorporating an inset Belfast sink with chrome mixer tap, inset four ring diplomat gas cooker with hot plate and double oven beneath, inset AEG dishwasher, single central heating radiator, attractive bricks exposed to one wall, ceramic tiled flooring, large walk in pantry/storage cupboard with space for a tall fridge freezer and fitted shelving. Utility area with plumbing for an automatic washing machine, wall mounted Worcester gas fired central heating combination boiler and built in storage cupboard.

## Sitting/Dining Room

A superb open plan room with two sliding slash windows to the front elevation enjoying fabulous views across the Knaresborough castle grounds, two double central heating radiators, exposed ceiling beams, sliding sash window to the side elevation, deep skirting boards, exposed timber floor boards, display wall light points, attractive central rustic brick built fireplace housing the multi-fuel cast iron stove, built in storage cupboard/wardrobe with fitted hanging rail and storage shelving above. Doorway leading to

## Bedroom One

Sliding sash window to the rear, single central heating radiator.

## To The Rear

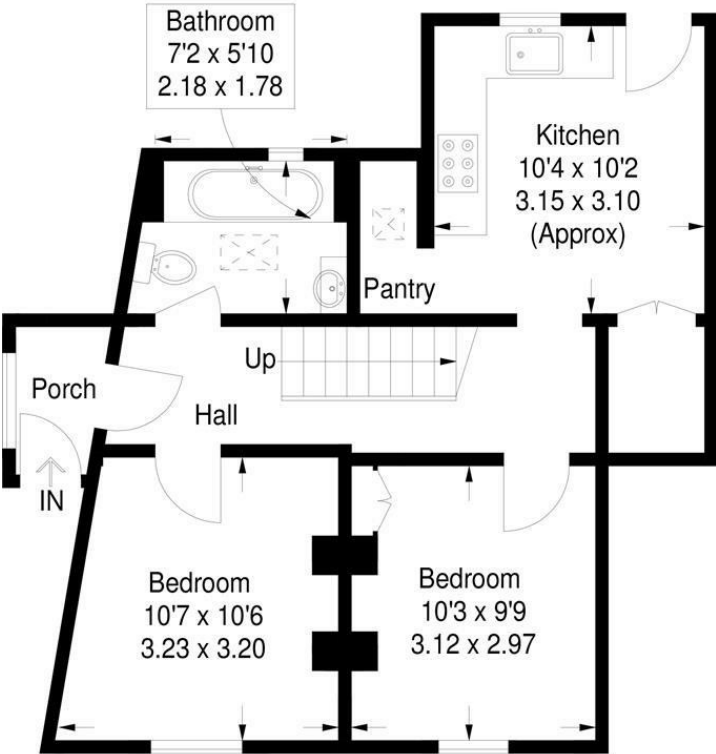
Attractive and easily managed courtyard garden enjoying a high degree of privacy and seclusion laid predominately to stone flags and designed for ease of maintenance. Situated to the front is a raised stone flagged patio area enjoying a fabulous outlook across the castle ruins and grounds beyond.

## Services

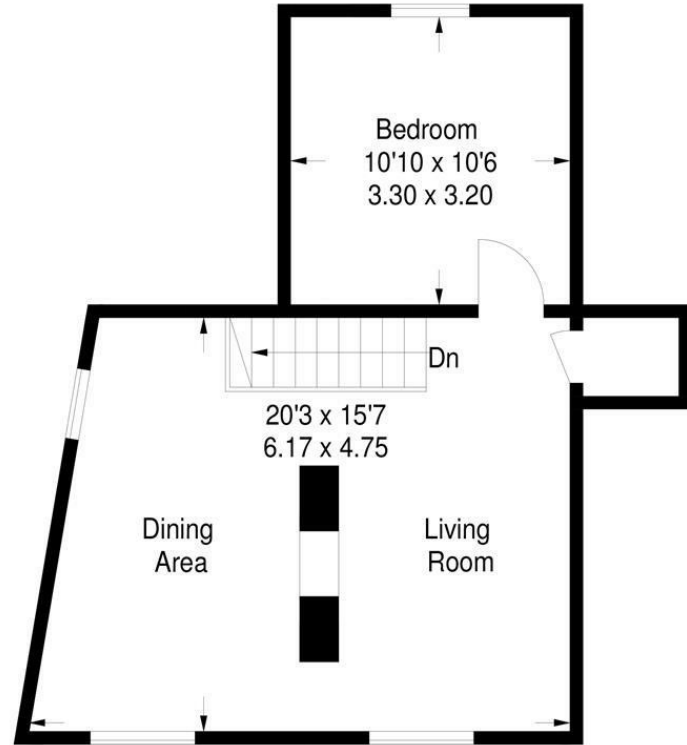
All mains services are connected to the property. None of the services referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchaser should satisfy themselves through their own enquiries.



Approximate Gross Internal Area  
88.1 sq m / 948 sq ft



**Ground Floor = 48.4 sq m / 521 sq ft**



**First Floor = 39.7 sq m / 427 sq ft**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		