

KIRKGATE

KNARESBOROUGH, NORTH YORKSHIRE, HG5 8AD



A pair of new build 3 bedroom homes with parking and roof terraces, close to the amenities of this historic market town and many of its Conservation Area places of interest, including the castle and grounds, the River Nidd waterside and railway station.

A development by

MAJOR PROPERTY LTD

Plot 1 'Hill View',

14c Kirkgate, Knaresborough HG5 8AD

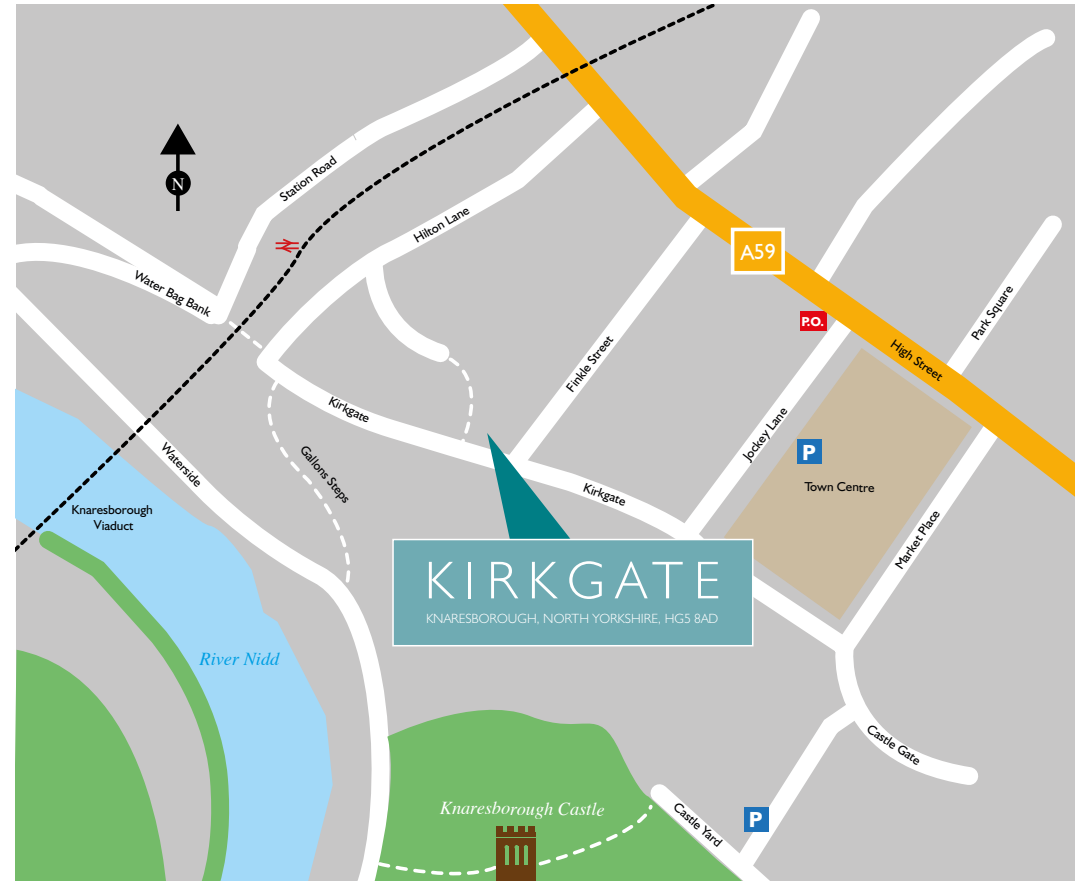
Plot 2 'South View',

14b Kirkgate, Knaresborough HG5 8AD

Rarely available in the conservation area of this historic market town, this pair of semi-detached houses are of character design, with natural stone front elevations and a high quality specification, to provide comfortable accommodation suitable for a variety of occupiers, including, first time buyers, downsizers, couples and individuals.

Knaresborough has much to offer with a range of shops, pubs and restaurants, schools and sports clubs. Kirkgate is convenient for the town centre and is close to Knaresborough Castle and grounds, with footpaths down to the River Nidd waterside walks.

Good public transport facilities are available with the bus and railway stations nearby, and direct services to Leeds, Harrogate and York. By road, Harrogate is about 4 miles, the A1(M) 4 miles, Leeds-Bradford Airport 15 miles, York 17 miles and Leeds 19 miles.



Not to scale



Warranty

The properties will have a Checkmate 10 insurance backed warranty. Solicitors to confirm full details before purchase.

Tenure

Freehold. Solicitors to confirm all boundaries, rights of way and liabilities before purchase.

Energy Efficiency Ratings

These are available upon request. Where a property is not yet complete these will be predicted Energy Assessments (PEA) rather than Energy Performance Certificates (EPC). The PEA might not represent the final energy rating of the property at completion.

Viewing and further information contact New Homes Sales Agent:

John Shaw FRICS

T: 07392 000922 E: john@jshawfrics.co.uk

or local agent: Dacre, Son & Hartley, 35a High Street, Knaresborough HG5 0ET www.dacres.co.uk

NB Estimated build completion end 2017/early 2018 – subject to confirmation and change. The properties are currently under construction with restricted access. Some limited access with sturdy footwear and other protective clothing may be possible from November 2017 subject to health and safety restrictions.

Reservation Procedure

Reservations are subject to a payment of a £1,000 reservation fee. If a purchaser cancels the reservation or fails to proceed in accordance with the reservation agreement, the vendor will reimburse the reservation fee but deduct an administration charge to cover expenses and costs. Purchasers are usually required to exchange contracts and pay the balance of the contractual deposit within 6 weeks of contract issue. Legal completion at this stage will be subject to notice. Any proposed completion dates are subject to change and confirmation. Cheques should be made payable to 'Major Property Ltd'. Reservations are subject to availability. To make a reservation contact sales agent: John Shaw FRICS, 5 Hawksworth Street, Ilkley, West Yorkshire LS29 9DU

Tel 07392 000922 Email john@jshawfrics.co.uk

The developer reserves the right to alter any aspect of the development including site layout, house types, internal layout / dimensions, external finishes and specification as the build programme progresses. Any other marketing material is for general guidance only. It should be noted that some of the images and pictures of the buildings, plans and surroundings are artist impressions are computer generated artist impressions and are indicative for illustration only.

Plans

Site and floor layout plans are illustrations available for guidance only and these may be subject to change as the build programme progresses. The site plan is for plot identification only. All boundaries and rights of way are to be confirmed by solicitors before purchase by reference to a conveyancing plan. Landscaping is subject to confirmation. The plans are not to scale and all dimensions are approximate. Where properties are not build complete any measurements given are estimated, and are subject to change and confirmation.

Specification

Outside:

Conservation Area setting with outlook from the front onto Kirkgate

Private car parking with stone paved courtyard. Rear access from Finkle Street shared with the houses and new build apartments.

Private roof terraces

Natural coursed limestone frontages with cut stone door surrounds, heads and cills

Natural slate roofing

Timber framed windows and doors with double glazing

Inside:

Gas central heating

Open fireplace to Living / Dining Room

Quality fitted kitchen units including Neff or similar appliances, tiling and composite worktops

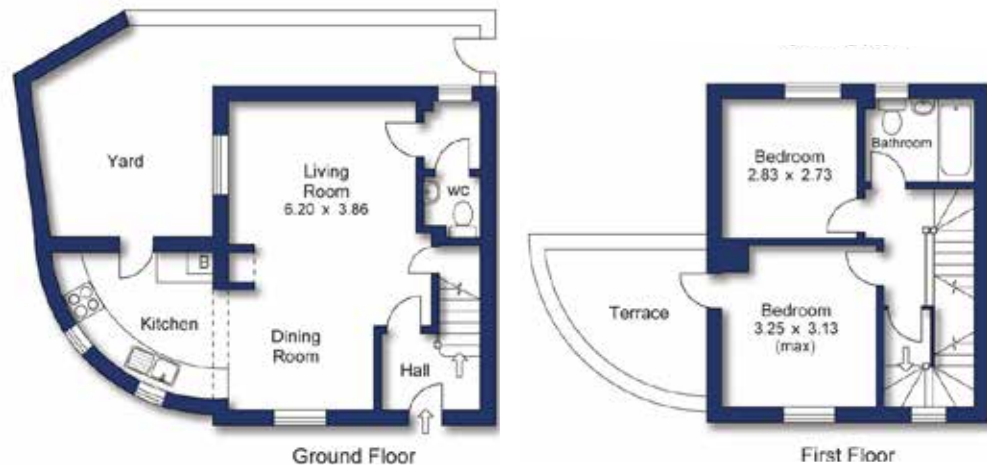
Quality bathroom fittings with tiled floor and wall tiling around bath and over wash basin

Ensuite with full height tiling to shower area and splash back tiling to wash basin

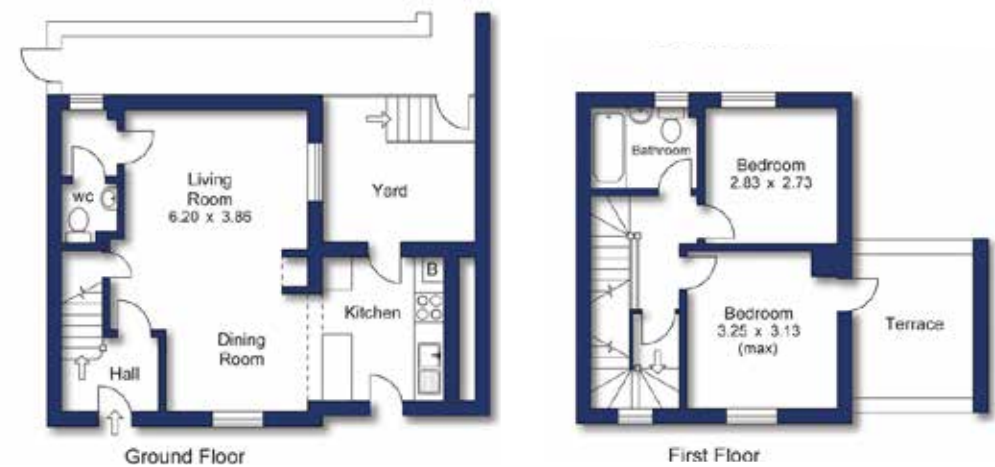
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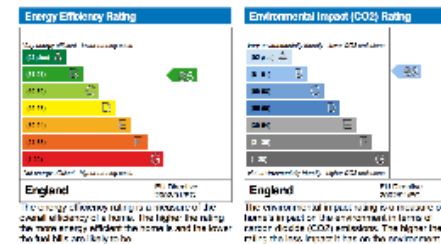
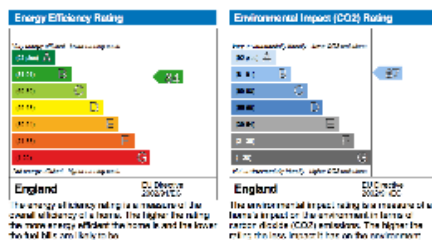
Plot 1 'Hill View', 14c Kirkgate



Plot 2 'South View', 14b Kirkgate



NB. Plot 2 adjoins 22 Finkle Street at ground floor level.



PLOT 1

PLOT 2

1. Our description of any appliances and services (including central heating systems) based upon the developers instructions. They have not been, nor will they be tested by the agent. Any guarantees should be obtained by the buyers solicitor before completion. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of sales agents staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are in metric to the nearest 7.5cm. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not.