

CLARO COURT

KNARESBOROUGH, NORTH YORKSHIRE

A Contemporary Development of
Four Town Houses at the Centre of
One of Yorkshire's Most Idyllic Towns



ST ROBERT'S HOMES
a cfk company

Stylish and contemporary homes
with a high specification throughout



Welcome

This is a rare and special development in the centre of an historical market town. A row of four contemporary designed town houses with a high-quality specification.

Knaresborough is a desirable location with so much to offer. There are shops, numerous pubs and restaurants, good schools and sports clubs and strong public transport links.



Arranged over three floors



Energy efficient gas central heating



Living room



Double glazing



Three bedrooms



2 parking spaces



Stylish modern fitted kitchen and dining area



Rear garden



House and en-suite bathrooms



Electric car charger



*Images are of other St Robert's Homes developments and are for indicative purposes only

CLARO COURT

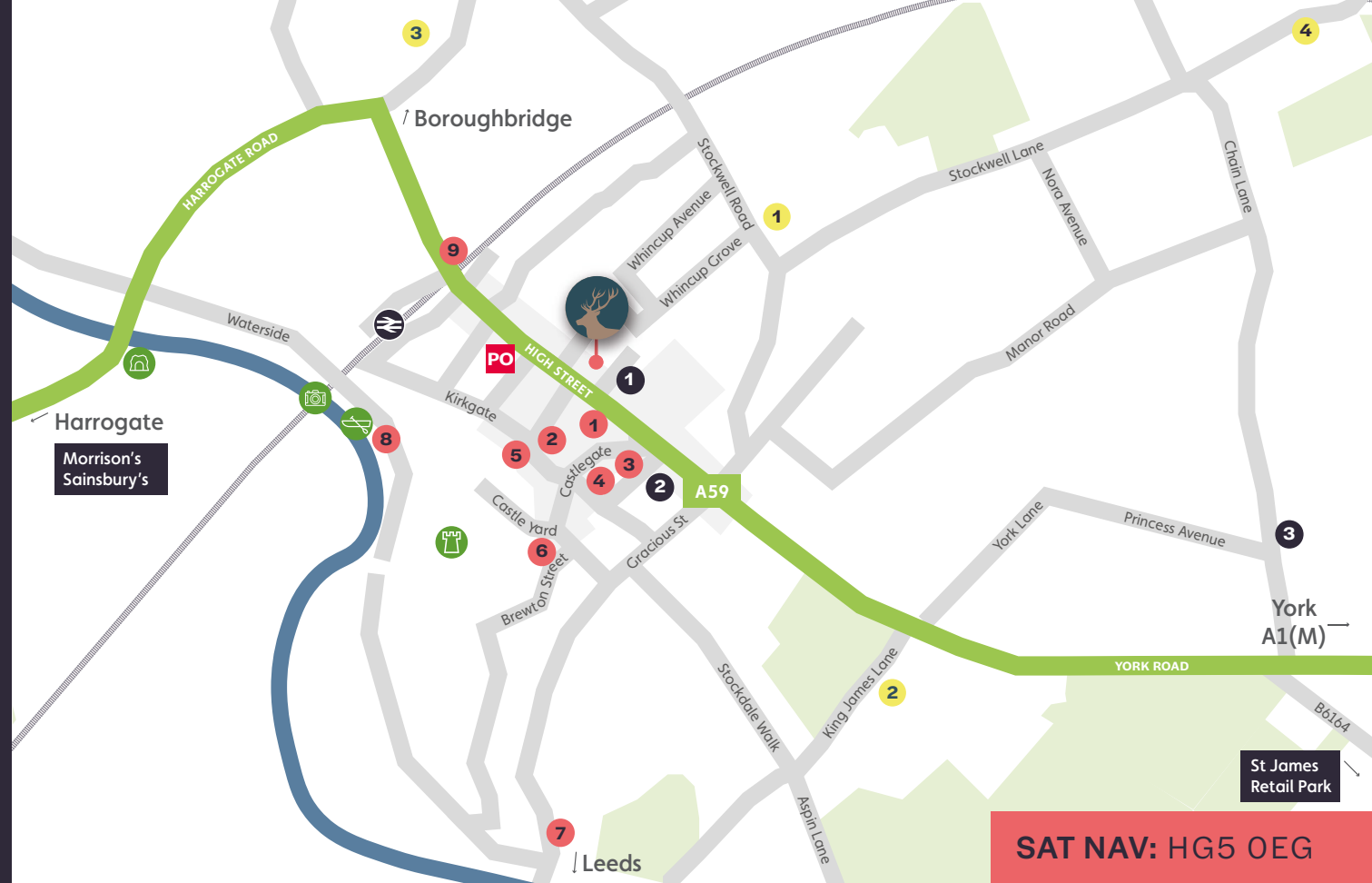
KNARESBOROUGH, NORTH YORKSHIRE



A Centrally Connected Location

Located just off the High Street, Claro Court is conveniently located to take advantage of all that the Town Centre and market place has to offer. Knaresborough Castle and grounds are within easy walking distance, with footpaths leading down to the River Nidd waterside walks and cafés.

Public transport links are strong with both bus and railway stations on the doorstep offering direct access to Harrogate, Leeds and York. Road connections provide for great accessibility with the A1(M) just 4 miles away. If you enjoy an active lifestyle and like to walk and cycle, Knaresborough is ideal for such activities.



SAT NAV: HG5 OEG

PUBS/BARS/CAFÉS

1. Caffè Nero
2. Blind Jack
3. SO! Bar and Eats
4. The Old Royal Oak
5. Six Poor Folk
6. Cross Keys
7. The Half Moon Free House
8. Marigold Cafe & Boating
9. Carriages

SUPERMARKETS

1. Tesco Express
 2. Sainsbury's Local
 3. Lidl
- ### ST JAMES RETAIL PARK
1. M&S Food Hall
 2. Barker & Stonehouse
 3. Boots
 4. Next
 5. Argos
 6. TK Maxx

SCHOOLS

1. Knaresborough St John's Primary (Ofsted: Good*)
2. King James's School (Ofsted: Good*)
3. St Mary's Primary School (Ofsted: Good*)
4. The Forest School (Ofsted: Outstanding*)

*Ofsted ratings accurate at time of publishing.

PLACES OF INTEREST

- Knaresborough Castle
Riverside Walks & Cycle Paths
- Knaresborough Viaduct
- Mother Shipton's Cave
- Boating
- Railway Station
- Post Office



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Railway Times



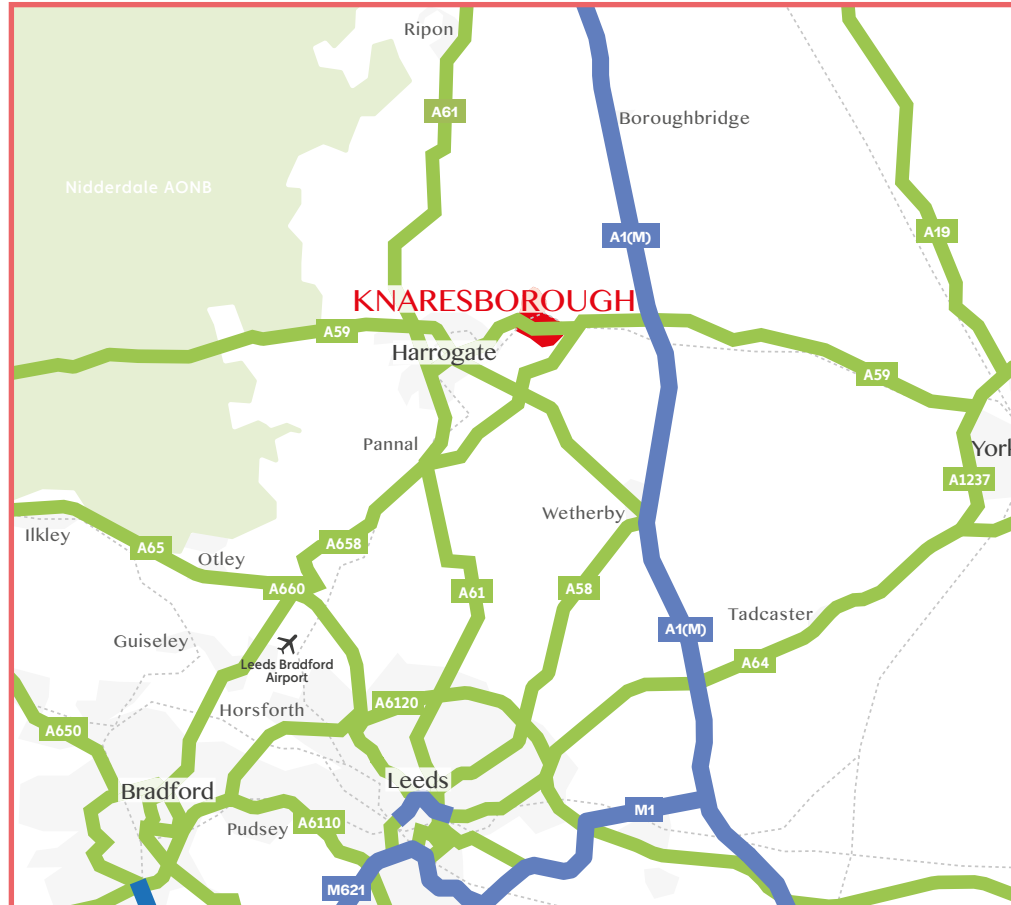
Harrogate	8 mins
York	27 mins
Horsforth	28 mins
Headingley	33 mins
Leeds	45 mins

Car Distances



from your doorstep in Knaresborough Town Centre

Knaresborough Town Centre	On Your Doorstep
St James Retail Park	1 mile
Harrogate	4 miles
Fountains Abbey	14 miles
Leeds Bradford Airport	15 miles
Leeds City Centre	18 miles
Bolton Abbey	21 miles



Accommodation

These attractive town houses will would suit a variety of purchasers from first time buyers to growing families or those wishing to downsize.



Ground Floor*

Living	6.17 (into bay) x 3.75 Max
Utility	1.85 x 1.80 Max
WC	1.80 x 0.90
Kitchen	4.75 x 2.47
Dining Room	2.90 x 2.22

First Floor*

Bedroom 2	4.85 x 2.85 Max
Bedroom 3	4.85 x 2.80 Max
Bathroom	2.80 x 2.05 Max

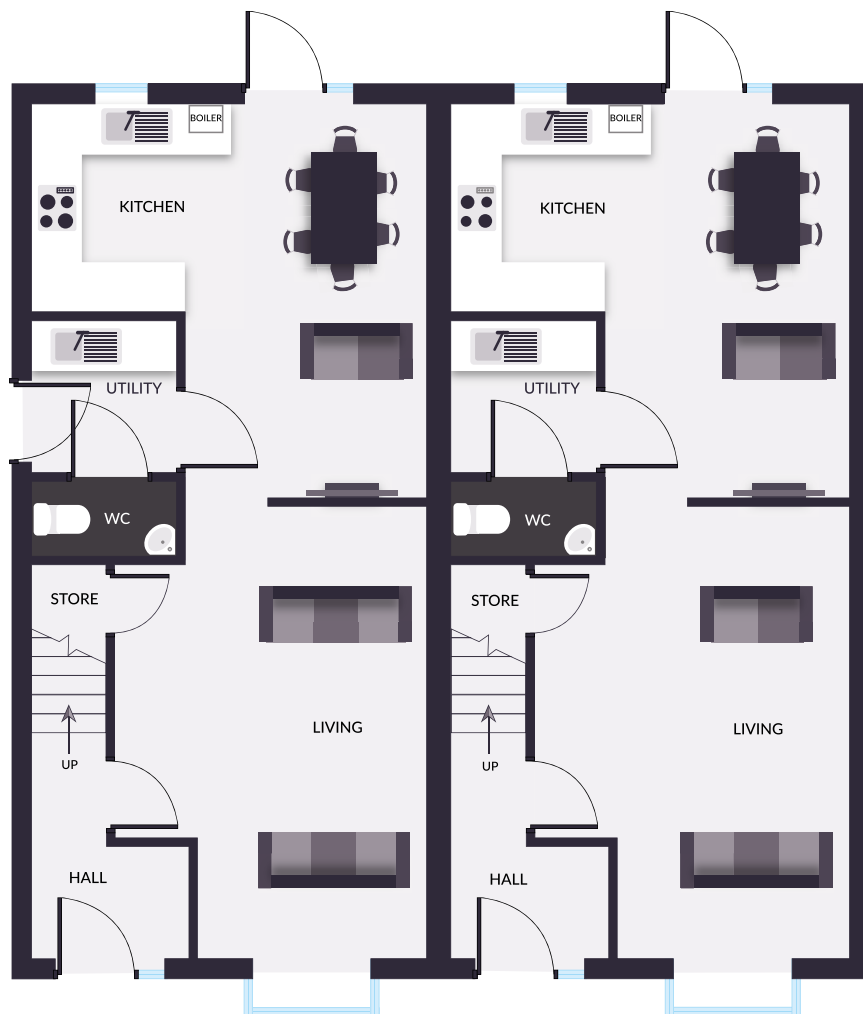
Second Floor*

Bedroom 1	4.65 x 2.75 plus 1.56 x 1.45
En-suite	2.80 x 0.90

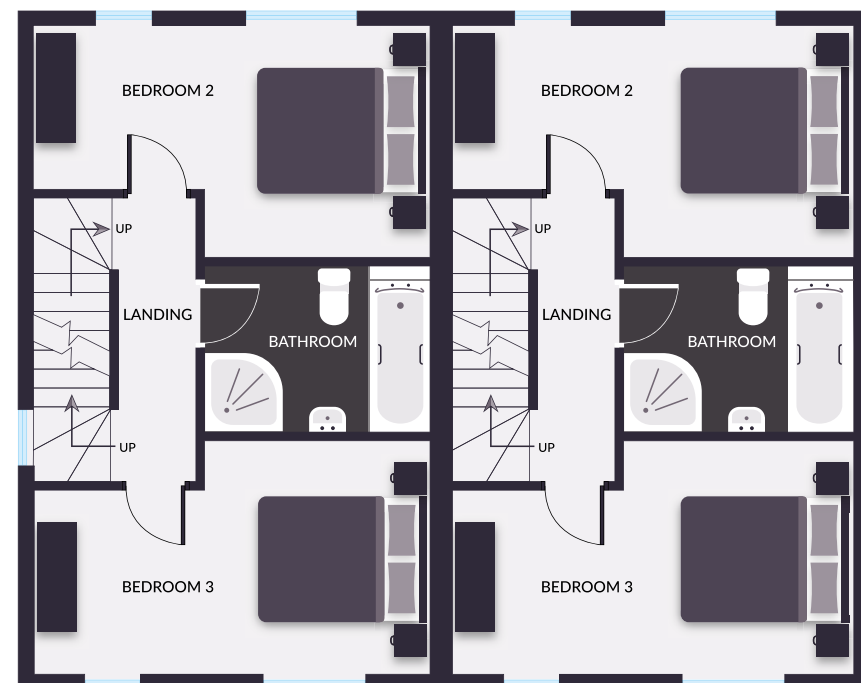
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*measurements in metres

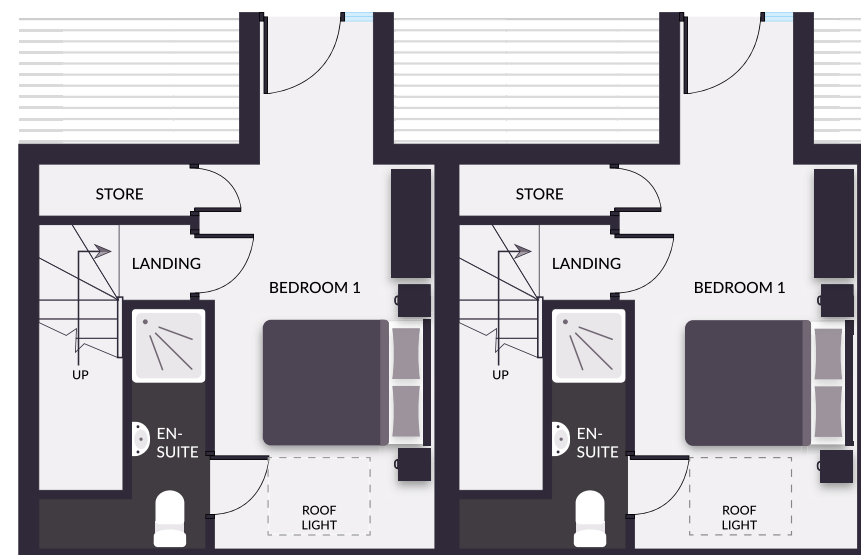
Ground Floor



First Floor



Second Floor



Plans are not to scale and are indicative only.
The other two properties are the same as the plans shown but the opposite layout.

The Specification

Kitchen:

- Nixon, fully fitted kitchen
- Fully integrated appliances, including dishwasher, fridge/freezer, electric fan oven, combination microwave, induction hob, and stainless steel extractor hood
- Separate utility room with stainless steel sink and drainer including spaces for tumble dryer and washing machine

Bathrooms:

- Grohe, fitted sanitary ware to bathrooms, en-suites and WC
- Grohe chrome taps and shower fittings
- Chrome heated towel rail fitted to bathroom and en-suite
- Mirrors fitted to bathrooms, en-suite and WC
- Vanity units to bathroom and en-suite
- Shaver points throughout

Electrical:

- Chrome sockets and switches including USB charging points
- Polished chrome low energy down lighters in kitchens, bathroom and en-suites
- Suitably located TV points in all living areas and bedrooms
- Spur for electric mounted fire to lounge
- Electric car charging point

Finishes:

- Oak veneer doors with chrome lever handles throughout
- Porcelanosa ceramic wall and floor tiles to bathroom and en-suite
- Full height Porcelanosa floor tiles to all shower enclosures

External:

- Turfed rear garden
- Patio to rear garden
- Low level street lighting
- External lighting to front rear, and gables
- External tap and double electric socket
- Private gated access
- The homes will be built using Structural Insulated Panels (SIPs)

Safety Security:

- Security alarm
- Mains wired smoke and fire detectors
- Private gated development

Warranty:

- Each home will come with a NHBC 10 year warranty

Structural Insulated Panels

- SIPs are one of the most environmentally responsible building systems available.
For more information on SIPs please visit:
<https://www.clays.com/>



The Developer

St Robert's Homes is a privately owned residential developer based in Knaresborough, North Yorkshire.

We appreciate that buying a home is one of the most important life decisions you will make. Therefore we pride ourselves on delivering premium homes of exceptional quality and providing first class customer care.

The specifications of our homes are bespoke to each individual development. This helps ensure the aspirations of our customers are achieved. We strive to provide as standard, those extra touches that compliment modern day living.

The team at St Robert's Homes understand the importance of loving where you live and we are committed to providing our customers with homes that exceed expectations.

A DEVELOPMENT BY:



ST ROBERT'S HOMES
a **cfk** company

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Charity Partner

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