



£175,000 Guide Price

The Old Post Office, Hilton Lane, Knaresborough

Flat | 2 Bedrooms | 1 Bathroom

01423 276100

N
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Step Inside

Property Description

** VIRTUAL 360 PROPERTY TOUR **

A spacious two bedroom first floor apartment with private garden terrace conveniently situated in the heart of the town centre.

Main Particulars

** VIRTUAL 360 PROPERTY TOUR **

A spacious two bedroom first floor apartment with private garden terrace conveniently situated in the heart of Knaresborough's town centre.

This light and airy property briefly comprises; communal entrance with secure entry phone system and stairs to first floor, entrance hall with cloakroom cupboard, open plan living kitchen with glazed door out to a private decked garden terrace, two good size bedrooms, the master bedroom has fitted wardrobes, and modern shower room.

Outside and located under underneath the property there is useful storage.

Hilton Lane is conveniently located in the heart of Knaresborough Town Centre which supports excellent facilities and amenities together with a choice of quality restaurants, wine bars and tourist attractions. Whilst for the daily business commuter access can be gained to the A1(M) (four miles to the east) and Knaresborough Railway Station is within easy walking distance and provides access to Harrogate, Leeds and York which in turn connects to the main East Coast Line to London.

Tenure: Leasehold

The service charge/ground rent is £1000 a year, which is collected as 4 x quarterly payments of £250.

Garden details: Terrace



Approx Gross Internal Area
53 sq m / 575 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01423 276100



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