



£70,000

Castle Garden Drive, Knaresborough

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01423 276100

N
NEWBY JAMES

www.newbyjames.co.uk



Step Inside

Key Features

- Fitted Bathroom
- Fitted Kitchen
- No Onward Chain
- Off Street Parking
- Perfect enclosed garden for entertaining

Property Description

NO ONWARD CHAIN

25% Shared Ownership

An excellent opportunity to purchase a well-presented two double bedroom semi-detached property house with a large private enclosed rear garden and parking for 2 cars situated within a highly regarded residential development in Knaresborough.

Main Particulars

A beautifully presented two bedroom modern house with enclosed garden and ample parking forming part of this popular new development.

This excellent home comes with all the benefits you would expect from a nearly new build including energy saving features and comprises; entrance, downstairs W/C, lounge leading to a stylish kitchen / diner with patio doors leading out to the rear garden. To the first floor there are two good sized bedrooms and a house bathroom.

The property occupies an enviable position with a pleasant front outlook. To the side a long driveway provides ample off street parking including a EV charging point, with a gate leading to the rear garden. An Extended patio area has created a wonderful area for seating without encroaching on the lawned garden.

Castle Garden Drive is situated on the edge of Knaresborough market town and combines the advantages of a pleasant setting with ease of access to the town center shopping, recreational and schooling facilities.

Knaresborough also has a railway station with mainline links. The southern bypass is convenient and Harrogate is readily accessible by road, bus and rail with the A1(M) providing access to the commercial centres of North and West Yorkshire.

Yorkshire Housing who own 75% of the property require purchasers of this 25% to meet their criteria as detailed below:-

- Have a household income of less than £80,000 per annum
- Have no ties to any other properties on completion
- You are unable to buy on the open market

There is also a "Local Connection" (Yorkshire) criteria which needs to be met, you only need to meet one of the five listed below:-

1. that person or a person within that household currently lives in that area and has lived there for at least two years; or
2. has Close family ordinarily resident in the area (for a minimum period of five years previously); or
3. has previously lived in the area (for a continuous period of at least ten years); or
4. is either in employment or has an offer of employment as their main place of work in the area and is under contract for a minimum 12 month period and for at least 16 hours per week
5. they have been in employment as their main place of work in the area for a minimum of 12 months and for at least 16 hours a week.

Council Tax Band: C

Tenure: Leasehold (989 years)

Shared Ownership: 25% being sold, £527.17 per month rental payments

The Shared Ownership rent includes an estate service charge

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

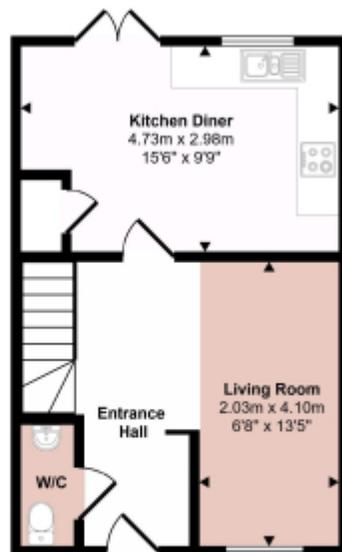
Heating: Gas Mains

Water supply: Mains

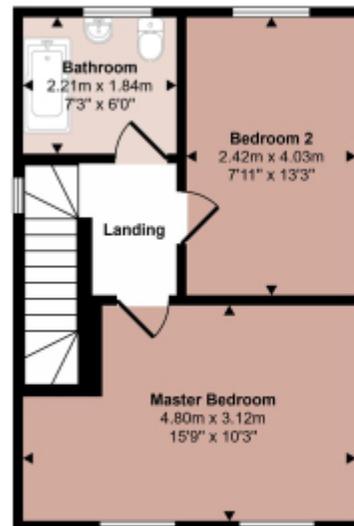
Sewerage: Mains



Approx Gross Internal Area
69 sq m / 741 sq ft



Ground Floor
Approx 34 sq m / 367 sq ft

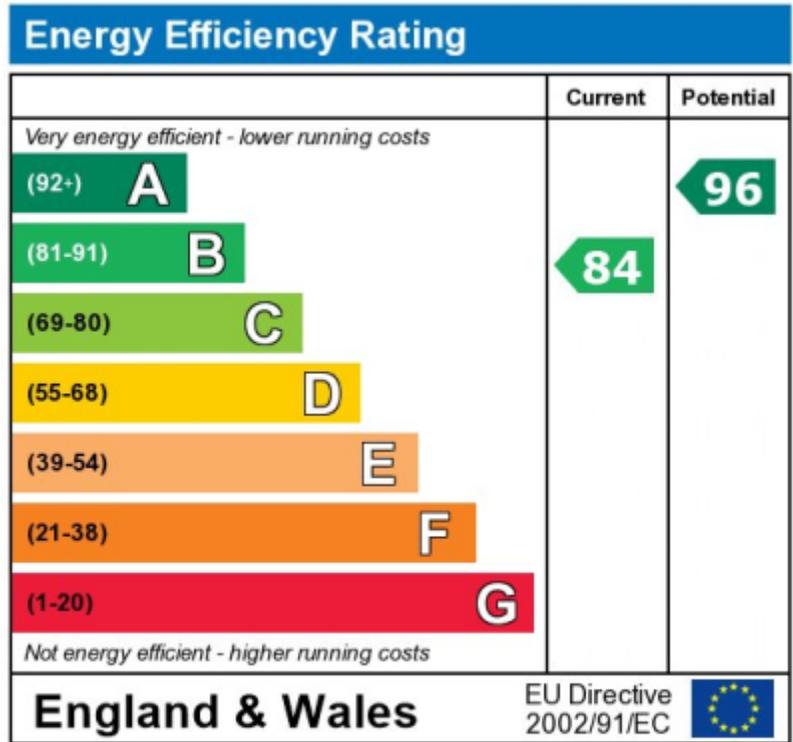


First Floor
Approx 35 sq m / 374 sq ft

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 © 2026 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



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

Telephone: 01423 276100



www.newbyjames.co.uk