



£300,000 Guide Price

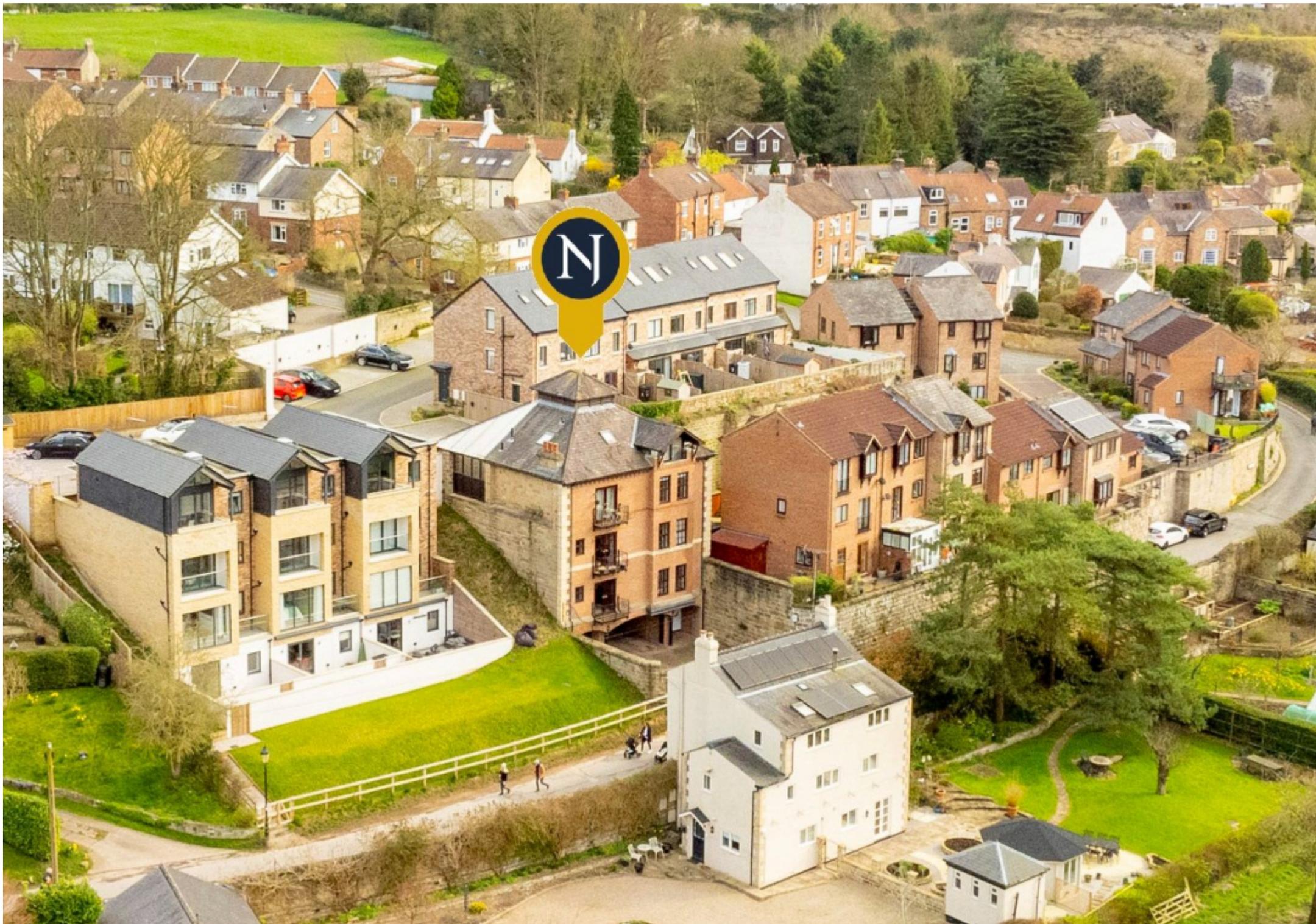
Apt 1, The Retort House, Waterside, Knaresborough

Apartment | 2 Bedrooms | 1 Bathroom

01423 276100

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Step Inside

Key Features

- Allocated Parking
- Chain Free
- Combi Boiler
- Double Glazing
- Exclusive Development
- Fitted Bathroom
- Fitted Kitchen
- French Doors to Balcony

Property Description

An exclusive two-bedroom apartment with undercover tandem parking for two vehicles, situated on Knaresborough's beautiful Waterside.

Main Particulars

A rare opportunity to secure a fully renovated two-bedroom apartment in one of Knaresborough's most coveted waterside addresses.

Positioned on the first floor within The Retort House, this exceptional residence delivers a lifestyle proposition that is increasingly hard to replicate: direct access to the River Nidd setting, immediate proximity to the town centre, and the privacy of a discreet, security-controlled development.

The apartment has been comprehensively upgraded by the current owners, creating a refined and highly functional living environment. Accessed via a secure communal entrance, the property opens into a private vestibule leading to a generous dining hall framed by expansive windows that maximise natural light and enhance the riverside ambience. The contemporary kitchen is appointed with a range of wall and base units, integrated washer, electric oven, gas hob and extractor, delivering both style and practicality.

The principal reception room benefits from French doors opening onto a south-facing balcony - a valuable and increasingly scarce feature in this location - providing space for outdoor dining while enjoying the exclusive Waterside outlook.

Internally, the accommodation is thoughtfully configured to include two well-proportioned bedrooms. The principal suite incorporates a walk-in wardrobe, reinforcing the premium positioning of the apartment. A modern bathroom, expertly tiled floor to ceiling, low flush WC and pedestal basin completes the layout. Gas central heating and double glazing ensure year-round comfort.

Externally, the property further distinguishes itself with two designated tandem parking spaces within a private covered car park - a significant advantage in this highly sought-after riverside setting.

The Retort House itself is an architecturally distinctive building, constructed within the original walls of Knaresborough's historic gas retort house - a landmark that reflects the town's heritage as one of the earliest outside London to benefit from gas street lighting. The result is a unique blend of character and contemporary waterside living.

Living on Waterside places residents within immediate reach of scenic riverside walks, independent boutiques, cafés and cultural amenities in the heart of Knaresborough. For commuters, the railway station offers direct services to York and Leeds, while the nearby A1(M) provides efficient access to regional and national road networks.

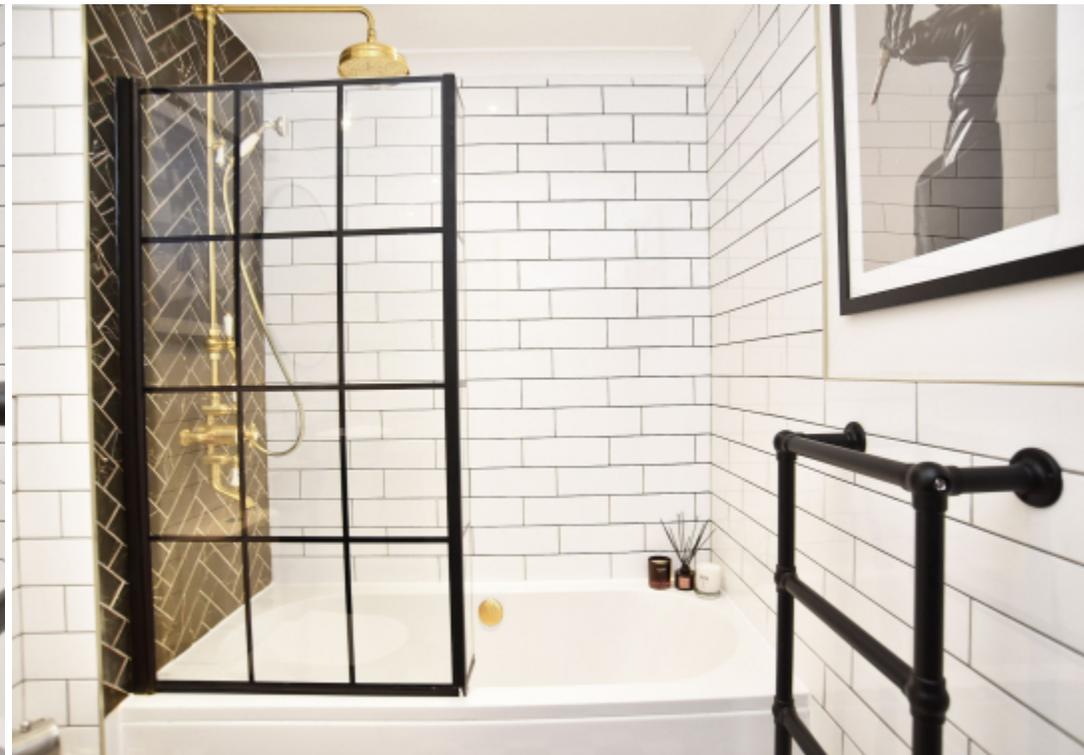
In summary, this is not simply an apartment purchase; it is access to one of Knaresborough's most exclusive waterfront positions - combining heritage, convenience and a premium lifestyle setting.

Tenure:

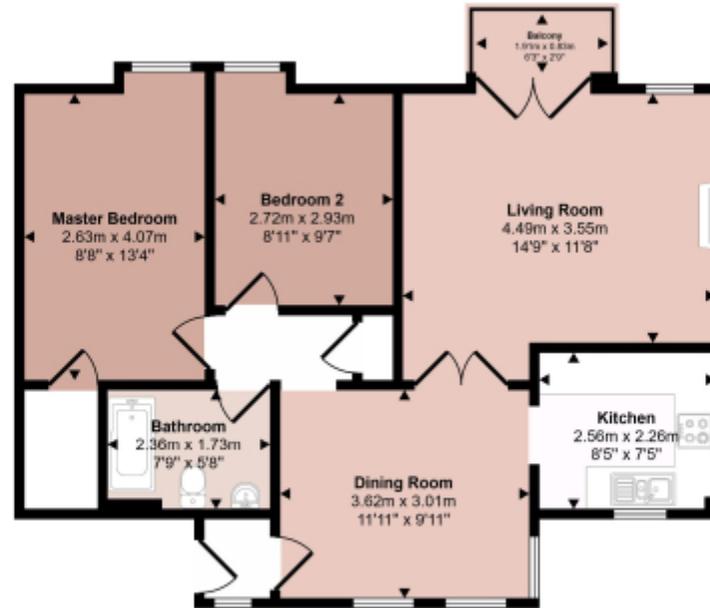
Leasehold

Ground Rent: £0
Annual Service Charge: £840
Length of Lease remaining 975 years

Council Tax Band: D
Tenure: Leasehold (975 years)
Ground Rent: £0 per year
Service Charge: £840 per year
Leasehold 999 years from 27th January 2000
Each of the three flats own a third of the freehold
Parking options: Off Street, Residents
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains



Approx Gross Internal Area
68 sq m / 727 sq ft

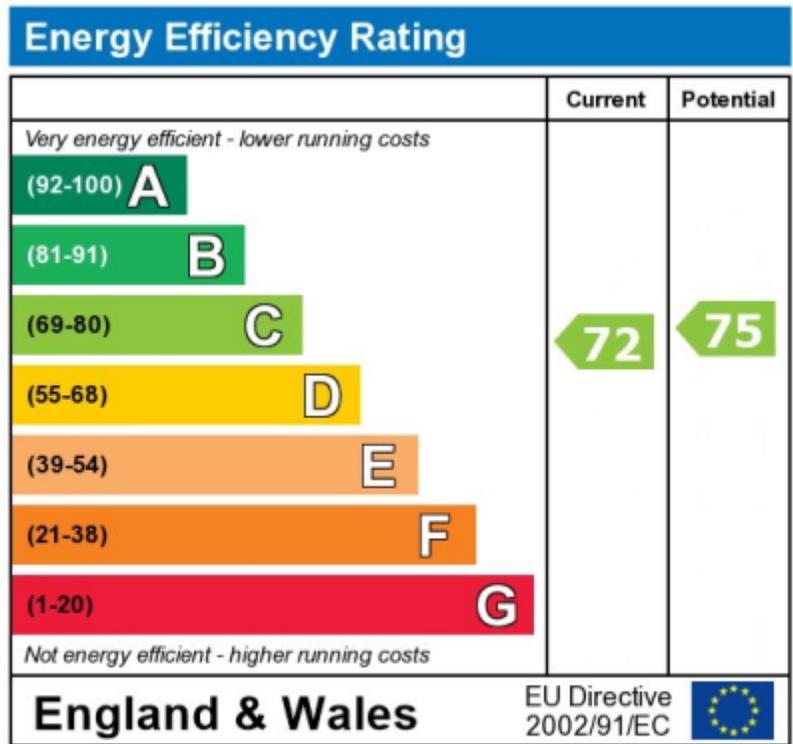


Floorplan

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.

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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

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