



£350,000 Guide Price

13 Park Row, Knaresborough

House | 4 Bedrooms | 2 Bathrooms

01423 276100

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# Step Inside

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## Key Features

- Close to High Street facilities
- Parking for 4 vehicles
- Pet and smoke free property
- Enclosed Courtyard
- Investment Opportunity

## Property Description

**\*\*Virtual Tour\*\***

Investment Opportunity - Freehold Block of Two Residential Apartments with Strong Income Potential in Central Knaresborough with parking

## Main Particulars

**\*\*Virtual Tour\*\***

Investment Opportunity - Freehold Block of Two Residential Apartments with Strong Income Potential in Central Knaresborough

An increasingly rare opportunity to acquire the freehold interest in a pair of well-proportioned two-bedroom apartments, positioned within the heart of Knaresborough town centre and benefitting from private parking for up to four vehicles.

The asset comprises two self-contained residential units, offering an attractive proposition for investors seeking secure rental income, long-term capital appreciation and future asset management opportunities. Based on current market conditions, the properties are anticipated to achieve a combined gross rental income of approximately £22,800 per annum (£950 pcm per unit), presenting immediate income generation potential.

The accommodation includes:

Flat 1 (Ground Floor) - A spacious two-bedroom apartment featuring a bright lounge, fitted kitchen, house bathroom and two double bedrooms, together with the added benefit of a private enclosed outdoor area suitable for tenant amenity and enhanced rental appeal.

Flat 2 (First Floor) - A well-configured two-bedroom apartment comprising a dual-aspect lounge, fitted kitchen, separate W/C, house bathroom and two double bedrooms.

Both apartments are accessed via an attractive communal courtyard setting.

From an investment perspective, the property offers multiple strategic advantages including:

Freehold ownership with control over the entire asset

Dual income stream potential across two self-contained residential units

Estimated gross annual rental income of £22,800 at full occupancy

Private parking provision, an increasingly valuable amenity supporting tenant demand

Prime town centre location, underpinning long-term rental resilience and capital growth prospects

Asset management and value-add potential, including reconfiguration or conversion back to a substantial single dwelling, subject to the necessary consents

The combination of location, rental demand and future flexibility makes this an appealing addition to an investor portfolio, suitable for buy-to-let investors, long-term income strategies or purchasers seeking redevelopment potential.

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

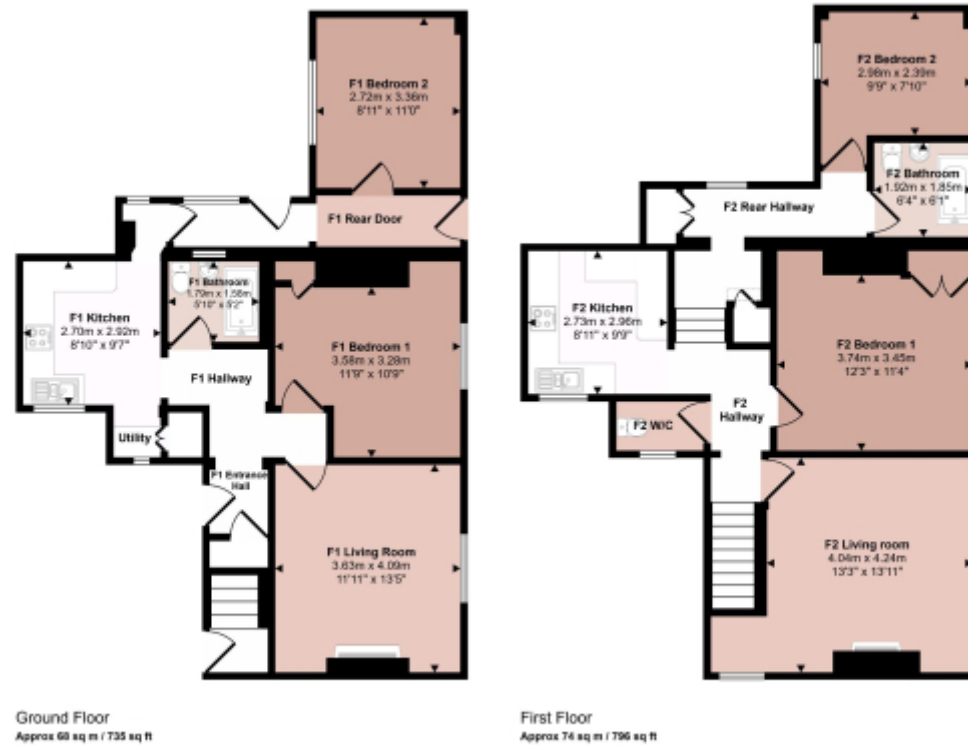
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



Approx Gross Internal Area  
142 sq m / 1531 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 Blue Spriggy 360.

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

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