



WALTON HOUSE
Knaresborough

Carter Jonas

WALTON HOUSE, 18 CASTLE MILLS, KNARESBOROUGH, HG5 8DE

Knaresborough town centre – ¾ mile
Harrogate – 5 miles
York – 18 miles
A1(M) – 6½ miles

Recently fitted dining kitchen · Large sitting room
Office/bedroom 3 · Utility with WC · Principal bedroom
with an en suite bathroom · Shower room · Guest double
bedroom · House bathroom · Beautiful sun trap garden
Garage · Private car park · Communal gardens, courtyard
and riverside "beach"

Walton House is an appealing and unique modern house forming part of the exclusive Castle Mills development, a former linen mill converted in the 1980's into an imaginative residential complex blending traditional conversions and new homes of varying sizes and styles in an attractive riverside setting. The property is in excellent condition throughout is positioned so it spans over the "Headrace" flow meaning the calming sound of flowing water is the backing track to life in Walton House.

The front entrance is conveniently situated adjacent to the private garage and there is also a secure gate from the garden which exits to the same area. The accommodation briefly comprises a ground floor entrance hall with utility/ WC, the recently fitted dining kitchen is situated to the rear of the property with a fabulous orangery extension with views over the garden and river. The ground floor accommodation is completed by a spacious sitting room with doors onto the balcony over the "Headrace" which also connects to the private garden.

The bright first floor houses the principal bedroom which spans across the the rear and boasts a contemporary en suite bathroom and fitted wardrobes. A second double bedroom and modern house bathroom complete the first floor accomodation.

AN ATTRACTIVE SEMI DETACHED HOUSE FORMING PART OF THIS ICONIC MILL DEVELOPMENT WITHIN AN IDYLIC RIVERSIDE SETTING, OFFERING WELL PROPORTIONED ACCOMMODATION WITH THE BENEFIT OF A FABULOUS, TRANQUIL SUN TRAP GARDEN, A GARAGE AND A PRIVATE CAR PARK.



This fabulous home enjoys a private west facing suntrap paved garden which runs alongside the "Headrace" towards the river. And is the perfect spot for al fresco summer dining. There is also a communal courtyard, riverside garden and a riverside "beach" for the residents to enjoy in this tranquil and peaceful setting.

The property further benefits from a private garage and a residents car park.

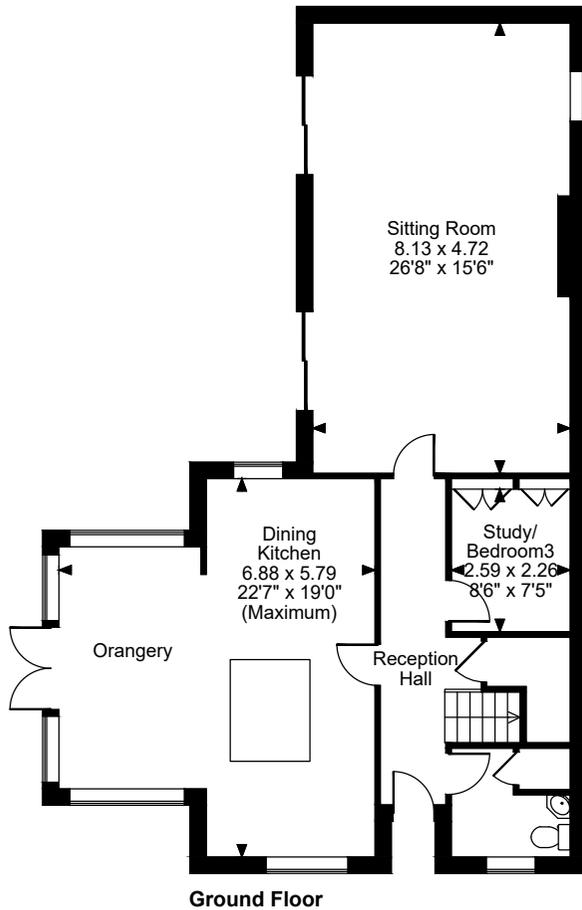
ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion. There is an annual service charge of C.£350 for the upkeep of the communal areas and hedge cutting.

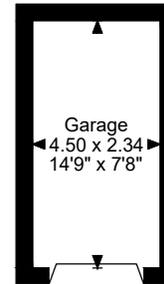
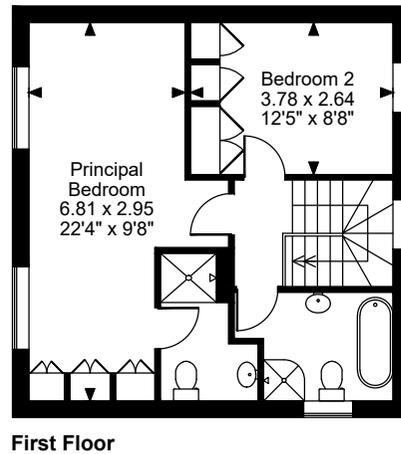
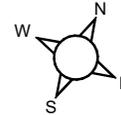
Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG5 8DE: From the centre of Knaresborough by the bus station, turn right onto the B6163 Gracious Street. Continue down the hill and turn right just before the bridge into Waterside. Continue for approximately 1/3 of a mile and the Castle Mills development is on your left. For viewings, please park in the public car park next to the development.





Walton House, 18 Castle Mills, Knaresborough
Main House = 1,508 sq ft / 140 sq m
Garage = 113 sq ft / 11 sq m
Total = 1,621 sq ft / 151 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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