

3 CASTLE INGS COURT  
Knaresborough



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# 3 CASTLE INGS COURT

Knaresborough, HG5 8FF

Nestled in the heart of the charming town of Knaresborough, Castle Ings Court presents a superb opportunity to own a modern, semi-detached house. Located just a short stroll from the riverside, Castle Ings Court offers the perfect blend of modern living in a historic setting.

## ACCOMMODATION

- Modern town house
- Central location
- Immaculately presented
- Ideal for downsizers or professionals
- Potential to be an income producing holiday let
- 3/4 bedrooms
- Pretty enclosed garden
- Allocated parking and electric charging



**GSC GRAYS**

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

[boroughbridge@gscgrays.co.uk](mailto:boroughbridge@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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### 3 Castle Ings

Nestled in the heart of the charming town of Knaresborough, 3 Castle Ings Court forms part of an award winning development by V & A homes. It offers a superb opportunity to own a modern home within a convenient location and is in 'Show Home' condition. This delightful property offers two reception rooms, three bedrooms, and three bathrooms, offering ample space for comfortable living.

With a tastefully presented interior decorated in neutral tones, a warm and inviting atmosphere has been created. The house is thoughtfully designed with the potential for four bedrooms, providing flexibility to suit your needs. Whether you're looking to downsize to a more manageable home, are professionals looking for an upmarket location or seeking a picturesque holiday cottage, this property caters to a variety of lifestyles. The convenience of parking, an electric charging point, and pretty enclosed gardens further enhance the appeal of this residence.

With the remainder of a 10 year Guarantee the property briefly comprises:

To the ground floor: Entrance hall with stairs off, Sitting room, cloakroom/w.c, dining kitchen with bifold doors to the rear opening to the lovely patio and with a fabulous kitchen and appliances with upgraded quartz worktops over.

To the first floor: Landing leading to the principal bedroom and ensuite which is currently used as an additional reception room, beautiful house bathroom, double bedroom to the front.

To the second floor: Large bedroom with two velux roof lights and under eaves storage and shower room. This floor was originally designed to create two bedrooms and could easily be converted back.





### The Appeal of Our Home - The Owners' Insight

I love the walks from the house. In a couple of minutes you can be down on the Waterside enjoying the river, the peace and quiet of Castle Yard or the lovely grounds of Conyngham Hall. The position of the property means that I can pop to the centre of town and enjoy browsing the lovely shops or cafes.

### Externally

To the front of the property is an attractive forecourt with delightful shrubs. A path leads down the side of the property and through a timber gate to the attractive rear garden. This offers a high degree of privacy due to its elevated position and has views down to the riverside. The garden is laid to lawn with superb borders, there is a raised paved patio accessed from the kitchen allowing the outside in, a perfect area for alfresco dining. There are two allocated parking spaces with electric charging point and the use of two visitor parking spaces.

There is a management company that maintain the parking and communal areas. An annual charge of £200 is payable to V and A management company.

### Situation and Amenities

The property is situated in this most convenient location just outside Knaresborough town centre, and just a few minutes' walk from the waterfront and railway station. Knaresborough is a bustling market town and has a wide variety of independent shops, restaurants and and boutiques. The centre is thriving, and due to its position between the Moors and Dales it is a popular tourist destination.



## Local Authority and Tax Band

North Yorkshire Band D

## Services

The property has all mains services

## Viewings

Strictly by appointment with GSC Grays 01423 590500

## What 3 Words

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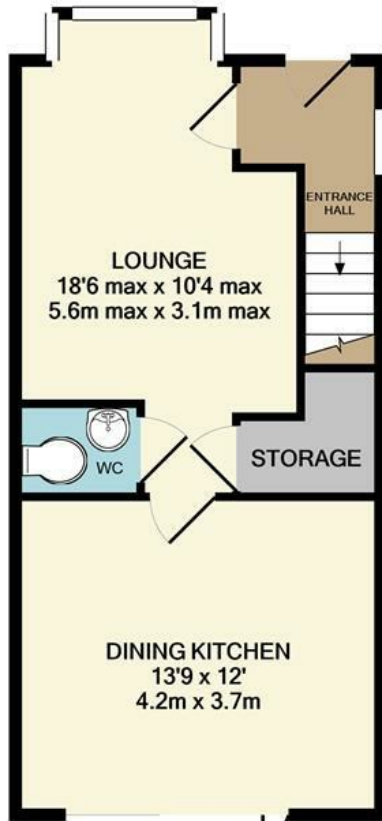
## Particulars and Photography

The details were prepared and photographs taken June 2024

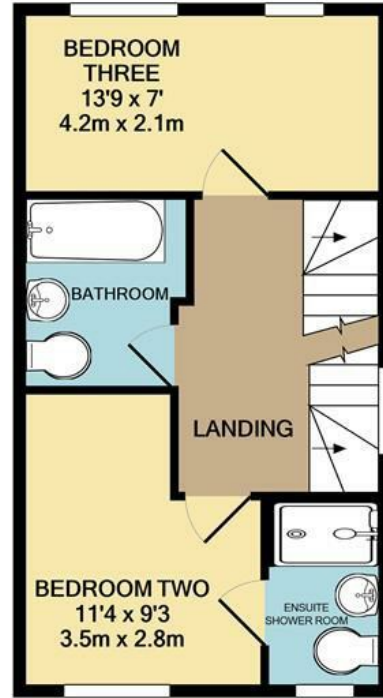
## Disclaimer

GSC Grays gives notice that:

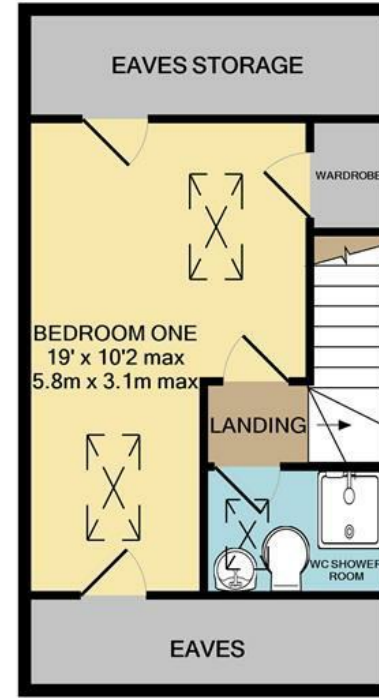
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.5 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.9 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1120 SQ.FT. (104.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

