



## 9 Belmont Avenue

Calcutt, Knaresborough, HG5 8JH

£825 PCM







A two bedroom house located in the quaint village of Calcutt a short distance from Knaresborough. The property has small drive providing parking for one vehicle, sizeable garden to the rear with a permanent outbuilding. Having new flooring throughout, an internal inspection is highly recommended to fully appreciate the accommodation on offer. In close proximity to local amenities, the Spa town of Harrogate and with good access to commuter links the property will not be on the market long.

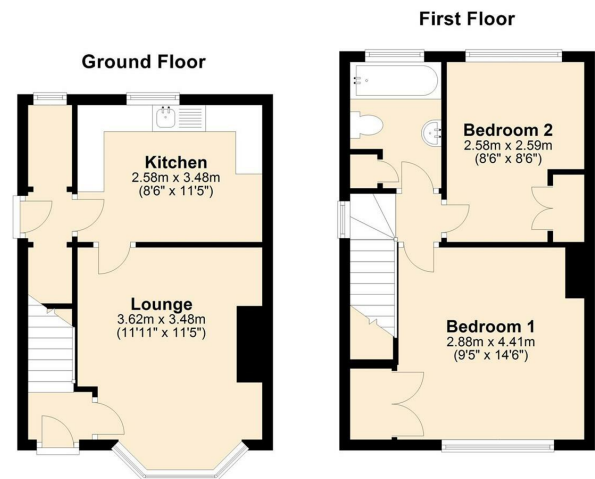
#### Accommodation

This two bedroomed property benefits from a spacious lounge to the front elevation with a gas fire and bay window for ample natural light. To the rear, the kitchen overlooks the large garden area and there is a useful pantry/storage room. Upstairs are two bedrooms; a double to the front and a single benefitting from fitted storage to the rear. There is also a tiled bathroom with three piece-suite to include shower over bath, hand wash basin and WC. Externally, there is off road parking at the front and a large garden to the rear with an outbuilding fitted with power and lighting, potentially making a useful workshop space.

#### Location

The property is situated on a cul-de-sac, close to local amenities and transport links, making it easy to commute into Harrogate or explore the picturesque town of Knaresborough and its surroundings. Commuter links via the A59 and the A1 are also easily accessible.

Council tax band: B  
EPC rating: E  
Deposit: £951



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