



VERITY
FREARSON

2 WHITEWAY HEAD, CALCUTT, KNARESBOROUGH, HG5 8LE

£550,000

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Calcutt, Knaresborough, HG5 8LE

A generously proportioned detached bungalow having quietly positioned within a highly regarded residential area on the fringe of Knaresborough.

Beautifully extended over the years, the property offers spacious and versatile accommodation arranged across one level, together with off-street parking and a private south-facing rear garden. With a natural sense of light and flow throughout, this impressive home presents an inviting canvas blending comfort, character, and scope for personal expression in this sought-after location. Architectural plans have been prepared to create a substantial family residence, providing an exciting opportunity for those wishing to extend or reimagine the space (subject to the necessary planning consents).

Situated on the edge of Knaresborough's historic market town, the property is ideally placed for the town's independent shops, cafés, and recreational amenities, as well as excellent local schooling. The railway station provides mainline connections, while the southern bypass and A1(M) ensure swift access to the commercial centres of North and West Yorkshire.



2 Reception Rooms · Breakfast Kitchen · Utility Room · Cellar

2 Bedrooms · En-Suite Bathroom · Shower Room

Off-Road Parking · Elevated Terrace · Lawned South-Facing Garden







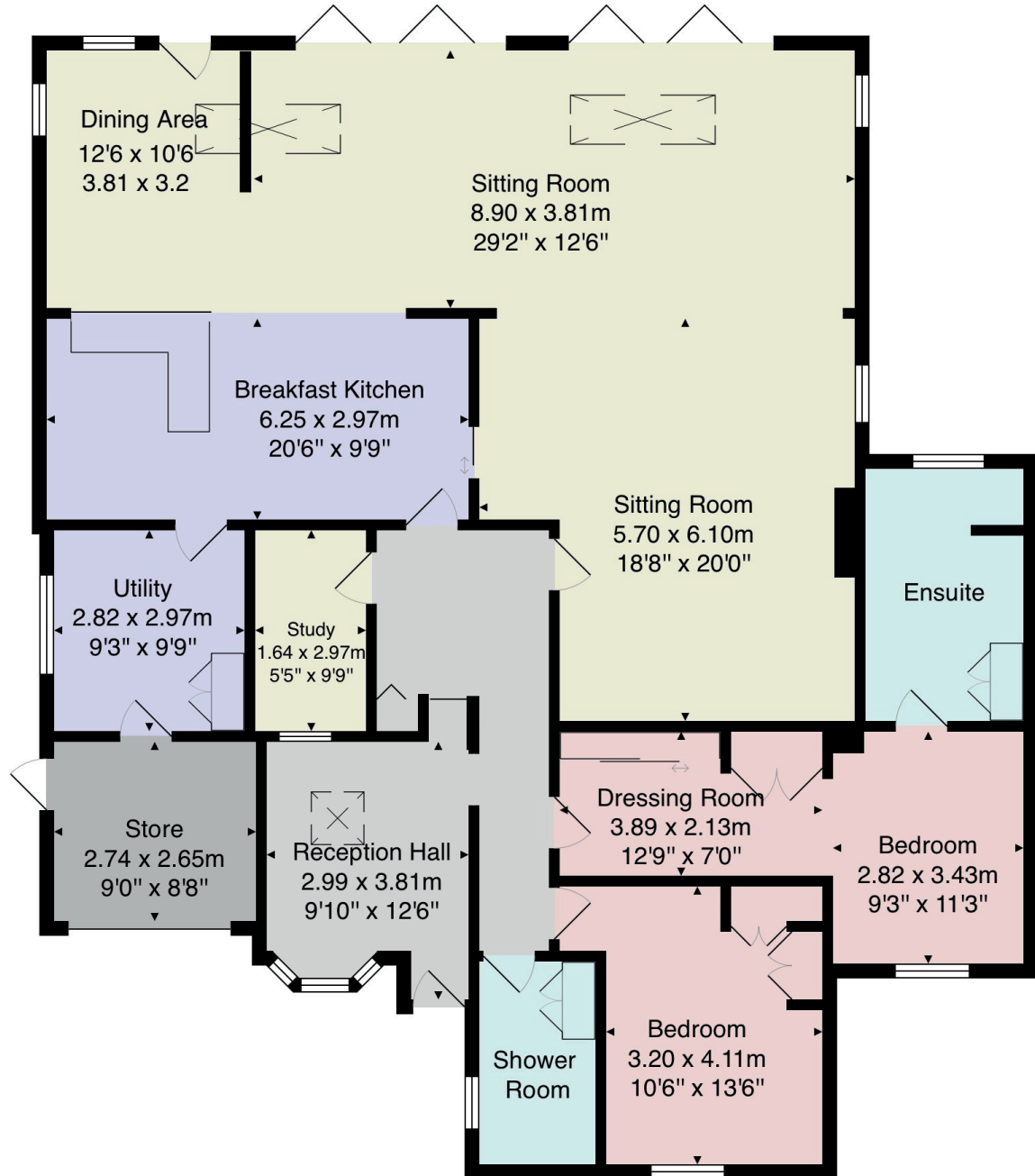
ACCOMMODATION

The property opens into a striking reception hall with lantern ceiling, setting an immediate tone of space and light. From here, an inner hallway with bar area leads through to the open-plan living areas, designed with a seamless connection between indoors and out.

The lounge flows effortlessly into a large sitting room featuring a lantern roof and two sets of bi-folding doors that open onto a sunlit elevated terrace - the perfect setting for relaxed entertaining. Adjoining is a contemporary breakfast kitchen and partially separated dining area, creating a sociable heart to the home. A utility room and integral store offer practical convenience.

The principal bedroom suite enjoys a dressing area and spacious ensuite bathroom, while a second double bedroom includes fitted wardrobes. A stylish shower room and a dedicated study complete the accommodation.

FLOOR PLAN



Total Area: 193.0 m² ... 2077 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms

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Outside

To the front, a block-paved driveway provides ample off-street parking. The private south-facing rear garden is a true highlight, an inviting and tranquil space ideal for both entertaining and everyday enjoyment. A broad elevated terrace overlooks a shaped lawned garden with timber summer house, while steps descend to a gravelled area and further lawn with mature fruit trees. The property also benefits from a three-quarter height cellar (approximately 20' x 9'3") with light and power, offering excellent storage or hobby space.

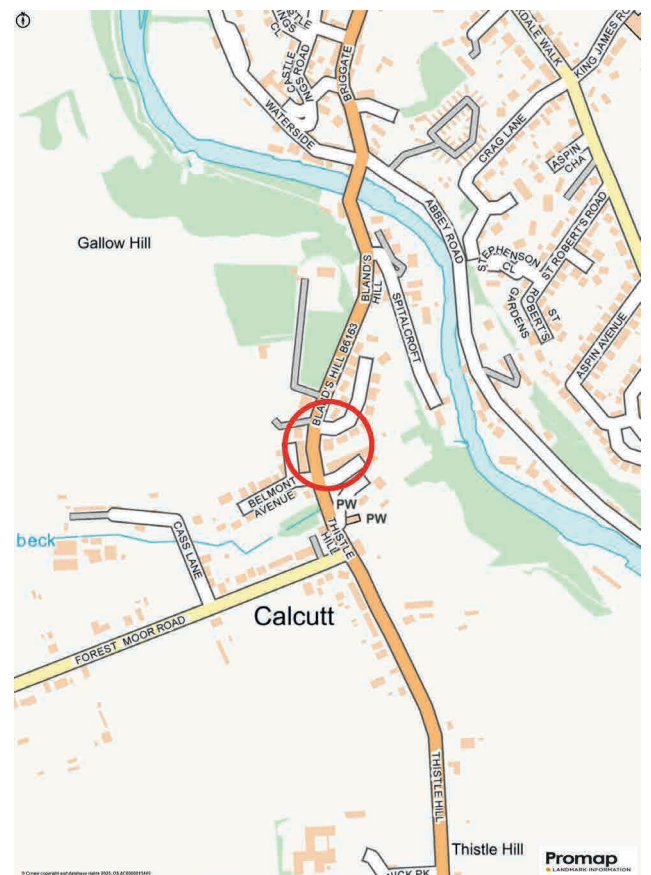
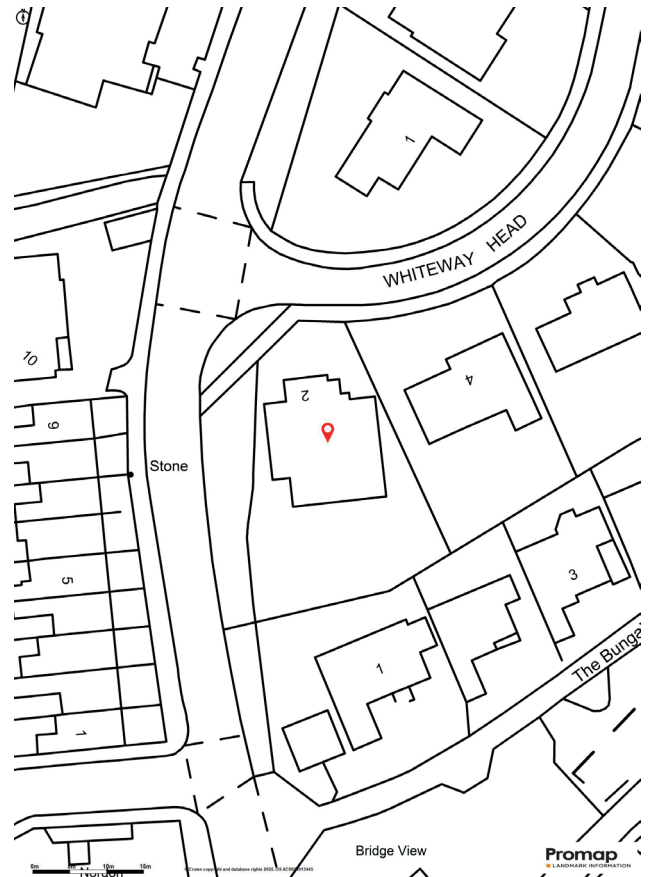
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



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