

HUNTERS®

HERE TO GET *you* THERE



Birkham View

Knaresborough, HG5 8JE

£1,500 Per Calendar Month



AVAILABLE IN JUNE 2025

A 4-Bedroom End of Terrace property in the charming village of Knaresborough, offers a perfect blend of character and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The cottage boasts two well-appointed bathrooms with underfloor heating, ensuring convenience for all residents.

One of the standout features of this home is its picturesque location, overlooking the serene river Nidd Gorge. The views are simply breathtaking, providing a tranquil backdrop that enhances the overall appeal of the property. The garden offers a lovely outdoor space, perfect for enjoying the fresh air or entertaining friends and family during the warmer months.

Additionally, the property includes parking for one vehicle, a valuable asset in this desirable area. The combination of character, comfort, and convenience makes this cottage a truly special place to call home. Whether you are looking to settle down in a vibrant community or seeking a peaceful retreat, this property is sure to meet your needs. Don't miss the opportunity to experience the charm of Knaresborough living in this wonderful



A map snippet from Google Maps showing the area around Knarsborough. A purple camera icon is placed on the A59 road, labeled 'Mother Shipton's Cave'. The town of Knarsborough is labeled in the center, and the village of Calcutt is labeled to the south. The map shows green fields, a river, and some buildings. The Google logo and 'Map data ©2025' are visible at the bottom.

1ST FLOOR
APPROX. FLOOR
AREA 614 SQ. FT.
(57 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 364 SQ. FT.
(33.9 SQ.M.)

1ST FLOOR PLAN:

- UTILITY ROOM: 10'1" x 8'1"
- STORAGE
- UNDER PASSAGE
- KITCHEN: 14'5" max x 8'1" (4.4m max x 2.5m)
- DINING ROOM: 12'7" x 8' (3.2m x 2.5m)
- LOUNGE: 12'1" x 12'5" (4.0m x 3.9m)
- BEDROOM 3: 12'5" x 11'5" (3.8m x 3.5m)
- BEDROOM 2: 12'11" x 12'2" (3.9m x 3.7m)
- BEDROOM 4: 11'8" x 10'6" (3.6m x 3.3m)
- BATHROOM: 8'1" x 6'1" (2.6m x 2.3m)
- LANDING

2ND FLOOR PLAN:

- MASTER BEDROOM: 20'3" x 11'1" (6.2m x 2.7m)
- BEDROOM 3: 12'5" x 7'9" (3.8m x 2.4m)
- BEDROOM 4: 12'5" x 7'9" (3.8m x 2.4m)
- BEDROOM 5: 12'5" x 7'9" (3.8m x 2.4m)
- EN SUITE: 7'1" x 6'6" (2.2m x 2.1m)
- BATHROOM
- LANDING

TOTAL APPROX. FLOOR AREA 978 SQ. FT. (90.3 SQ.M.)

Other areas subject to the above details and to the accuracy of the floor plan (noted on page 10). Measurements of all rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is to their operability or efficiency can be given. Made with drawings 10/07/02

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not energy efficient - higher running costs

Current: 72 Potential: 81

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not environmentally friendly - higher CO₂ emissions

Current: 81 Potential: 81

England & Wales EU Directive 2002/91/EC

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 877083 Email: harrogatelettings@hunters.com <https://www.hunters.com>