



Belmont View, Calcutt, Knaresborough Asking Price £285,000

**** OFF ROAD PARKING ****

A charming mid terrace property, ideal for young families and couples, offering flexible and well maintained living accommodation set across three floors.



Accommodation

Ideally positioned within a short distance of both the High Street of Knaresborough as well as the Harrogate ring road, is this period mid-terraced property which is certain to be of interest to professional couples, small families and investors.

Internally the property is entered via a uPVC framed double glazed front door into a reception porch with tile flooring and multi-pane integral door.

The porch leads through into a spacious living room having a feature fireplace with gas connection with hearth and surround.

There is a bay window to the front elevation with bespoke window shutters. The lounge benefits further from a television aerial point, stripped pine flooring, radiator as well as coved cornices and picture rail.

The inner hall has a radiator and staircase with spindle balustrade and handrail which gives access to the first floor accommodation.

The property's kitchen has been refitted in the recent past with a stylish range of built in base units with laminated worktops and inset ceramic sink unit. There is an additional range of matching high level storage cupboards to the rear and side elevations with ceramic tile splashbacks. Included within the kitchen is a built in Bosch electric oven with 4-point gas hob unit over and extractor canopy above. There is an integrated automatic dishwasher as well as space for a freestanding fridge freezer unit and breakfast table.



The ground floor accommodation is completed by a rear garden room/utility with a double glazed rear entrance door as well as plumbing for an automatic washing machine.

The first floor landing services the entirety of the first floor accommodation and includes a further staircase which leads to the second floor accommodation.

Bedroom 1 is located at the front of the house having a double fronted built in wardrobe with adjoining display shelving and radiator.



Bedroom 2 also has a built in wardrobe as well as a feature period fireplace with cast iron surround.

Both bedrooms benefit from radiators.

There is a modern house bathroom having a traditional three-piece suite with an over-bath shower and tiled splashbacks. The bathroom includes a towel rail with radiator and extractor fan.

Finally there is a second floor loft room which offers flexible accommodation and includes an exposed beam ceiling and double glazed Velux roof light.

To The Outside

The property fronts directly onto Thistle Hill having a forecourted front garden with gravelled lawn and a feature wall-side boundary.

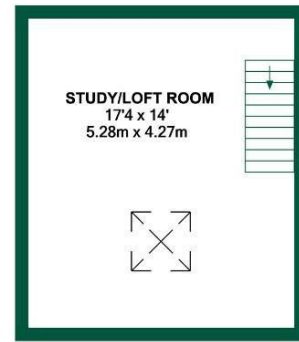
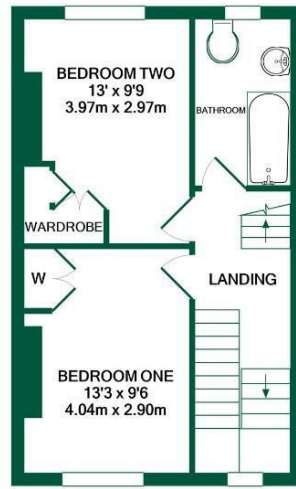
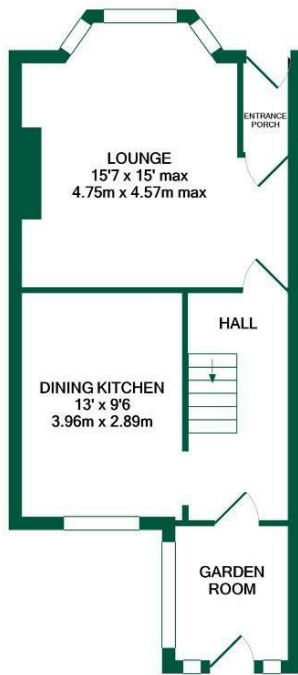


There is vehicular parking for a motor vehicle located at the rear of the dwelling and a gated access from the rear leads through into the rear courtyard garden.

The garden itself is extensively laid to gravel with surrounding fenced boundaries and central flagged patio. A timber built shed is included within the sale.

The property benefits from gas fired central heating throughout and an early inspection is strongly recommended.





TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 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



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