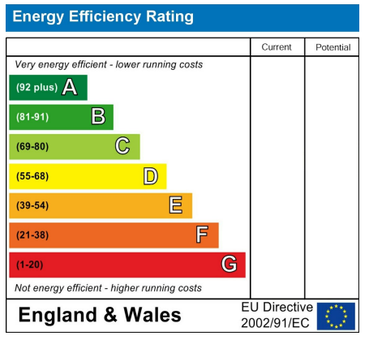
Floor Plan

TOTAL FLOOR AREA : 2849 sq.ft. (264.7 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate on Forest Moor Road. At the T junction as Calcut turn left and just after the pub car park turn right down the lane and the property is on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

£795,000

Holbeck House Calcutt, Knaresborough, HG5 8JF

4 Bedroom House - Detached

A rare opportunity to acquire a four bedroomed detached family home which offers flexible and living accommodation throughout with open views and set within a great plot surrounding the property and benefitting from a superb location on the fringes of the ever popular market town of Knaresborough.

HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

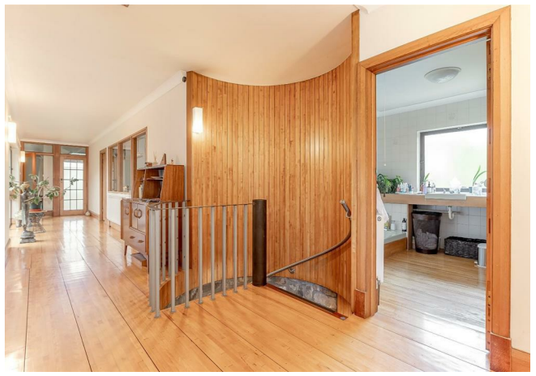
The Property

With gas fired central heating and double glazing the living accommodation comprises, entrance hall, downstairs shower room, utility room with space for tumble dryer and washing machines, integral door into the double garage where there is power and lighting and a door leading into the office which could be used for a multiple of uses.

On the first floor accessed by a spiral staircase from the entrance hall is the spacious lounge with a feature fireplace and patio doors leading out to a seating area which over looks the local cricket club, breakfast dining kitchen with fitted units, double oven, gas hob, plumbing for dishwasher and a dining area. The good sized fourth bedroom which is currently used as an office has patio doors out onto another patio area. On the other side of the property there is the Master bedroom with fitted wardrobes, two further double bedrooms both with fitted wardrobes and a house bathroom with separate bath, walk in shower, w/c and hand basin.

Outside

Outside to the front of the property is a driveway offering off street parking for multiple vehicles, lawns that wrap round the whole of the property with well stocked flower beds and mature trees and shrubs and multiple seating areas with pleasant open views towards Knaresborough Forest Cricket Club and surrounding countryside.

Surrounding Area

Located on the fringes of the popular market town of Knaresborough, there are a wide range of amenities close by with restaurants, bars, superb Primary schooling options and King James secondary school. There are transport links via bus to Harrogate and also train services to Harrogate, Leeds, York and London. There is also easy access out onto the Harrogate bypass which is a short drive to the A1M.