



£675,000 Offers Over

Belmont Avenue, Calcutt, Knaresborough

Bungalow | 3 Bedrooms | 1 Bathroom

01423 276100

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# Step Inside

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## Property Description

A spacious and most individual detached bungalow occupying an enviable plot including a paddock measuring approx. 0.5 acres, situated in this quiet cul de sac position backing on to open fields.

## Main Particulars

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This desirable home has undergone a complete program of works in recent years and now reveals thoughtfully extended accommodation with solid oak and stone floors comprising; spacious entrance hallway, bespoke kitchen fitted with a range of integrated appliances including a range cooker and hot top leading to a dining room with a vaulted ceiling creating a sense of space, exposed beams and bi folding doors out to a paved seating area, separate utility / laundry room and workshop / hobby room. A particular feature is the impressive light and airy lounge with brick fireplace, inset stove and an apex solid oak frame extension to the rear with delightful garden views. The accommodation further comprises three good size bedrooms, a modern house bathroom, study and pull down ladder giving access to a large heated loft space.

Outside a driveway provides off street parking for a number of vehicles and leads to a single garage with electric door and access door to the rear. To the rear there are extensive gardens including landscaped paved seating and entertaining areas, summerhouse and an adjoining 0.5 acre approx. paddock well stocked with planted fruit trees, bushes and hedges to all perimeters.

The property is situated in a most convenient position on the outskirts of Knaresborough, being within easy walking distance of the town centre, having a local pub, garden centre and café within just a short walk, and with access to a lovely riverside walk direct from the door. There is easy access to both Harrogate, Leeds and the A1(M).

Tenure: Freehold

Parking options: Off Street, Garage

Garden details: Private Garden



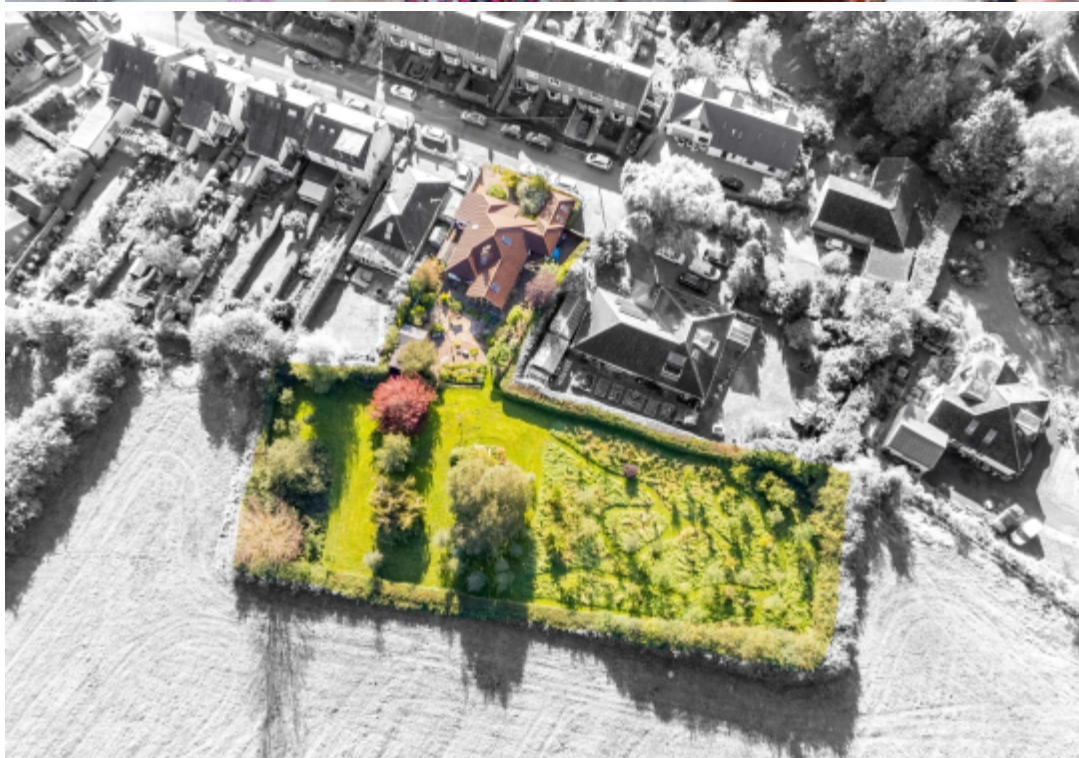






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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



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