WS

RESIDENTIAL







15 Belmont Avenue

Calcutt, Knaresborough, HG5 8JH

£925 PCM

2 1 1





Available immediately is this two bedroomed end terrace house, offering comfortable accommodation on a cul-de-sac in the desirable area of Calcutt. With neutral décor throughout, the property briefly comprises a lounge, kitchen/diner, two bedrooms and a bathroom. There is a generous rear garden, and on street parking is available.

Accomodation

Entering through the front entrance door, you are welcomed into a small lobby area with coat hook storage and access to both the lounge and the first floor. The lounge is a comfortable main living space, finished with neutral flooring and décor. A bay-fronted uPVC double glazed window provides plenty of natural light, while an outset gas fire set on a tiled back and hearth creates an attractive focal point. Timber shelving is fitted within the alcove, providing useful display and storage space. Continuing through to the dining kitchen, you will find a modern range of beech-effect timber base and wall units with chrome handles, complemented by an integral electric oven, four-ring gas hob, and extractor hood above. The kitchen also benefits from plumbing for a washing machine, vinyl flooring, and two uPVC double glazed windows. Leading directly from the kitchen is a generously sized pantry with a uPVC double glazed window and an external door providing access to the side of the property. Additional storage is available beneath the staircase, accessed from this area. Making your way upstairs, the property offers two double bedrooms. The principal bedroom is positioned to the front elevation and benefits from fitted wardrobes, additional storage, and a uPVC double glazed window. The second double bedroom provides further spacious accommodation. Completing the first floor is the modern bathroom, fitted with vinyl flooring and partially tiled walls. The three-piece white suite comprises a low-flush WC, pedestal wash hand basin, and panel bath with an over-bath shower head connected to the bath mixer taps.

Location

Situated in Calcutt, a popular area in Knaresborough, the property enjoys a convenient location within easy reach of the town centre, offering a range of independent and everyday amenities. Excellent transport links, including Knaresborough railway station and nearby road connections, provide straightforward access to Harrogate, York, and Leeds, while the surrounding countryside and riverside walks offer plenty of opportunities for outdoor recreation.





Council tax band: B
EPC rating: D
Deposit: £1,067

ws-residential.co.uk 01484 711200

RESIDENTIAL

The Property Ombudsman

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.