



BRIDGE VIEW, CALCUTT, KNARESBOROUGH, HG5 8JF

Knaresborough town centre – 0.7 miles

Harrogate town centre – 3½ miles

A1M Junction – 7 miles

Detached 6/7 bedroom modern house • Detached studio annexe • 6 bathrooms (one in the annexe) Sitting room • Impressive open plan family kitchen Ample driveway parking • Timber grooming parlour and various storage sheds • Well presented • Convenient location • Over 3,300 sqft of accommodation • Utility room • Electric vehicle charger

This recently built property is appointed to a high standard and provides generous and flexible accommodation over three levels with the added benefit of a detached studio annexe. On the ground floor there is a large dual aspect reception room which is currently split to offer a gym as well as reception space. The heart of the home is the stunning open-plan living kitchen with large dining area and bi-folding doors to the rear gardens. There is also a separate utility room and cloakroom on the ground floor. On the first floor there are five large double bedrooms, three of which have en suite facilities and one of which is fitted out as a dressing room, plus a modern house bathroom. On the second floor there are two further double bedrooms and a fourth en suite shower room.

The detached annexe provides modern studio accommodation with a separate kitchenette and is currently rented out as an additional income.

Outside, there is a driveway providing parking for several vehicles with EV charge point, attractive rear gardens with various patio seating areas one with a louvered pergola, lawned garden areas with one large flat lawn with storage sheds. There is a pretty front garden and also a useful timber work room which is currently used as a pet grooming room.

A WELL PRESENTED 6/7 BEDROOM DETACHED HOUSE PROVIDING HIGH QUALITY, SPACIOUS ACCOMMODATION EXTENDING TO NEARLY 3,300 SQFT, WITH A 1 BEDROOM ANNEXE AND ATTRACTIVE GARDENS, SITUATED IN THIS POPULAR LOCATION CLOSE TO BOTH KNARESBOROUGH AND HARROGATE TOWN CENTRE.



All of the gardens are securely fenced providing a safe environment for children or pets alike.

This individual property is situated in this convenient position within easy walking distance of Knaresborough town centre and close to open countryside with good access to Harrogate town centre, the southern bypass and the A1(M) and well placed for daily commuting to Yorkshire's principal business districts. An internal viewing is strongly recommended.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that all mains services are installed.

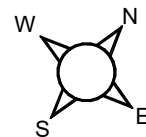
Viewing: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG5 8JF: Leave Harrogate town centre via the Wetherby Road and turn left into Hookstone Chase. At the end of the road at the double roundabout turn left and then right onto Forest Moor Road. At the end of the road turn left and the lane for the property is immediately on your right adjacent to the cricket pitch car park.

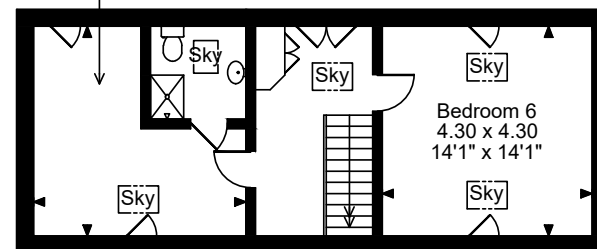




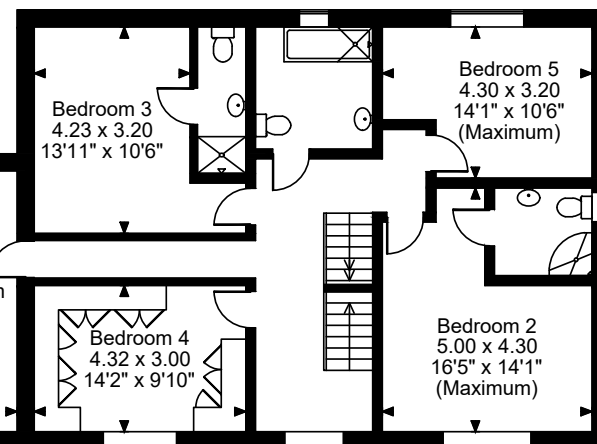
Bridge View, Calcutt
Approximate Gross Internal Area
Main House = 3,246 sq ft / 301 sq m
Annexe = 251 sq ft / 23 sq m
Grooming Room = 64 sq ft / 6 sq m
Total = 3,561 sq ft / 331 sq m



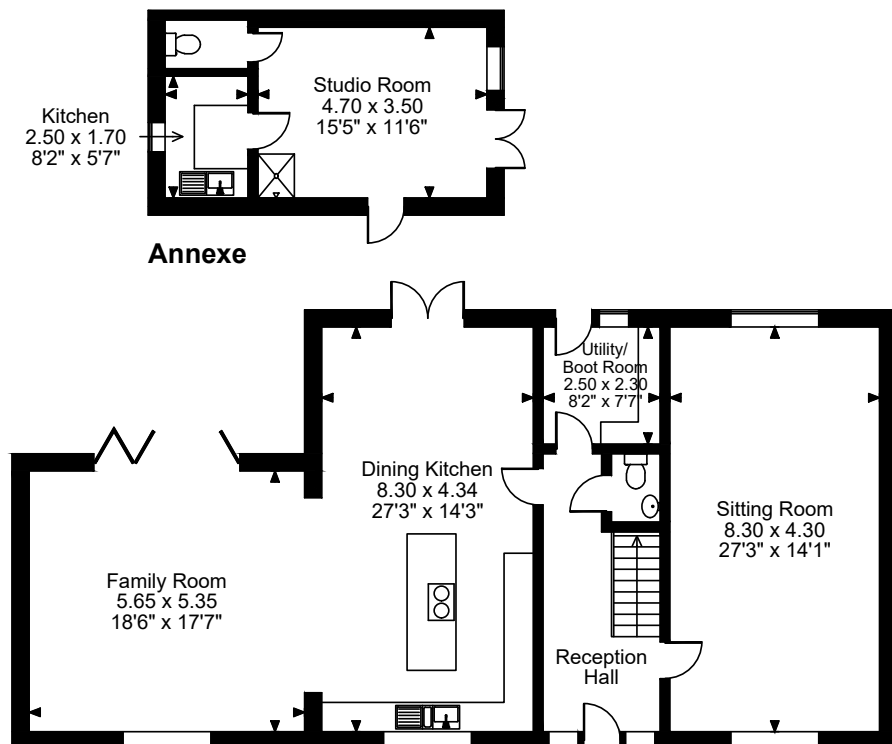
Bedroom 7
 4.35 x 4.30
 14'3" x 14'1"
 (Maximum)



Second Floor



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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