



10 Spellow Crescent, Staveley, Knaresborough, HG5 9LJ

£350,000

Offers Over



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A deceptively spacious and beautifully presented four-bedroom middle-of-terrace property with attractive garden and off-road parking for multiple vehicles, situated in this sought-after village with excellent local amenities, between Knaresborough and Boroughbridge. A rare opportunity to purchase in Staveley - this popular residential area has excellent local amenities including a nursery and primary school, Yorkshire Wildlife Trust nature reserve, a public house, church, village hall, Staveley Community Orchard and sports club.

This luxurious home has been extended and modernised by the current owners to an exceptional standard. On the ground floor, the cosy sitting room with wood-burning stove and Porcelanosa hearth leads to the contemporary dining room with aluminium bi-folding doors giving full-width access to a beautifully designed south-facing rear garden. The outside space is perfect for entertaining, with a unique rendered pizza oven and fitted oak circular seating with integral lighting. A timber garden shed with light and power provides extensive storage. The spacious downstairs continues into a well-equipped kitchen, utility room and WC / cloakroom. On the first floor there are four bedrooms, including the master which has a Sharps walk-in wardrobe. The modern house bathroom has a roll-top free-standing bath and separate walk-in shower with rainfall shower head. A driveway provides ample parking to the front of the property, and to the rear there is an attractive landscaped garden with fitted seating and timber garden storage shed.

Staveley is a popular residential village within easy travelling distance of the more varied amenities of Knaresborough and Boroughbridge, and perfectly located for easy commuter access to the A1(M).





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A large reception room with wood-burning stove and fitted shelving. Glazed doors lead to the dining room.

DINING ROOM

A further reception room with three electrically operated Velux windows and double glazed bi-folding doors leading to the garden.

KITCHEN

With fitted wall and base units, range cooker, space for appliances and plumbed for American-style fridge freezer. Useful pantry storage area.

UTILITY ROOM

A large room with fitted units, worktop and sink, electrically operated Velux window, separate stable door to the side and door to the rear garden. Space and plumbing for washing machine. Potential to re-purpose this room as an office with separate entrance.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted wardrobes, walk-in wardrobe, fitted shelving and over-stairs storage cupboard.

BEDROOM 2

A double bedroom comprising of fitted wardrobe with sliding doors and bespoke desk area.

BEDROOM 3

A further double bedroom with views of the garden.

BEDROOM 4

A further bedroom with floor-to-ceiling fitted shelving and views of the garden.

BATHROOM

White suite comprising WC, washbasin, free-standing roll-top bath, and walk-in shower with rainfall shower head.

OUTSIDE

A driveway to the front provides ample parking. To the rear is an attractive landscaped garden with paved patio area, oak fitted seating, waterfall pond and pizza oven. Large timber garden storage shed with light and power.

Tenure – Freehold

Council Tax Band - C





Total Area: 119.3 m² ... 1285 ft²

All measurements are approximate and for display purposes only.
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