



VERITY
FREARSON

METCALF HOUSE, 2 CHADWICK PARK, KNARESBOROUGH, HG5 8QD

OFFERS OVER £685,000

METCALF HOUSE, 2 CHADWICK PARK,

Knaresborough, HG5 8QD

A beautifully presented four-bedroomed semi-detached house forming part of this impressive period building dating from 1905 and renovated in 2007 to the highest standard.

This spacious property provides stylish accommodation, with the original renovated staircase sweeping over three levels, with four good-sized bedrooms, three bathrooms and generous living accommodation, including two reception rooms and a stunning dining kitchen. On the first floor there is a large terrace providing a large outdoor sitting area with a delightful outlook, in addition to the generous lawned garden, with a further paved patio seating area. The property also has the advantage of a double garage, two private allocated parking spaces and the use of a visitors' parking area.

The property forms part of this select residential development on the southern outskirts of Knaresborough, approximately one mile from the town centre. The property is ideally placed for easy access to the southern bypass, which gives easy access to both Leeds and York. Harrogate is also only four miles distant.



2 Reception Rooms · Dining Kitchen · Cloakroom

Four Bedrooms · 2 En-Suites · House Bathroom

Generous Plot with Lawned Gardens · Large Terrace with Views Double Garage and Off-Street Parking







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

Central heating radiator, tiled floor, window to front and fitted cupboard.

SITTING ROOM

Windows to rear, two central heating radiators, attractive stone fireplace and oak flooring.

FAMILY ROOM

A further reception room with windows to rear and side, central heating radiator and oak flooring.

CLOAKROOM

Low-flush WC and washbasin. Central heating radiator.

DINING KITCHEN

With a range of high-quality wall and base units, granite work surfaces with inset sink unit, and breakfast bar. Electric hob with extractor hood above, integrated electric double oven, dishwasher, washing machine and fridge / freezer. Windows to front and side. Central heating

radiator. Impressive dining area with windows and double doors leading to the garden and central heating radiator.

FIRST FLOOR LANDING

With oak flooring, vertical radiator, fitted cupboards and airing cupboard. Glazed doors lead to a terrace.

MASTER BEDROOM

Windows to rear and two central heating radiator. Fitted wardrobes.

EN-SUITE BATHROOM

A stunning modern, newly fitted white suite comprising low-flush WC, washbasin set within a vanity unit, inset Ben de Lisi designer air-bath and large walk-in shower with Hans Grohe brassware. Travertine tiled walls and tiled floor with under-floor heating. Window to front and heated towel radiator.

BEDROOM 2

Window to front, central heating radiator and oak flooring.

SECOND FLOOR BEDROOM 3

Windows to rear, central heating radiator and oak flooring.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-flush WC, washbasin and shower cubicle. Window to front and central heating radiator.

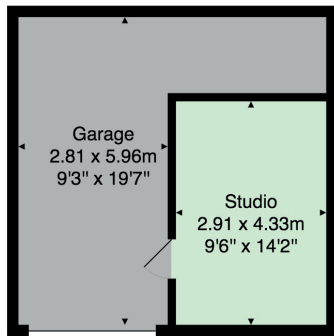
BEDROOM 4

Window to front, central heating radiator and oak flooring.

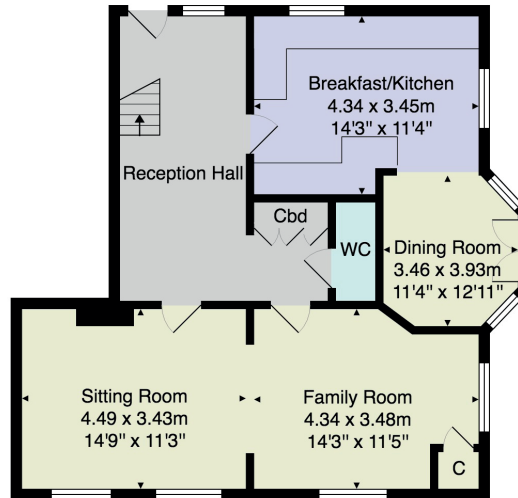
BATHROOM

White suite comprising low-flush WC, washbasin and bath. Feature window to side and central heating radiator

FLOOR PLAN



Outbuilding



Ground Floor

Total Area: 210.4 m² ... 2265 ft² (excluding terrace)

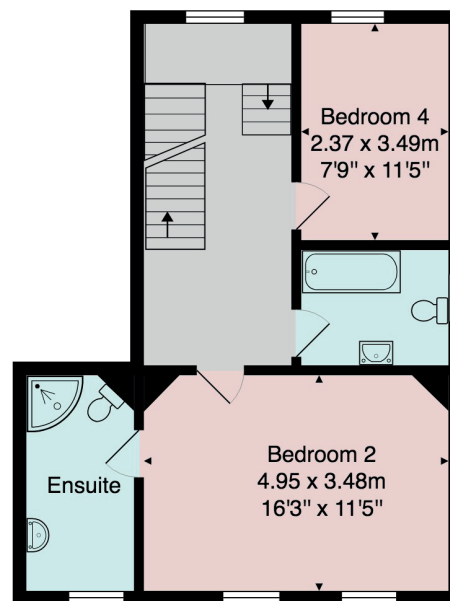
All measurements are approximate and for display purposes only.

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First Floor



Second Floor

Outside

The property has the advantage of two garages with power and light and electrically-operated up-and-over doors, with two parking spaces in front. One of the garages has been fitted out as a home office / studio with electric under-floor heating and full alarm system. Residents also have the use of a visitors' car parking area. The property has a large lawned garden, together with a large paved terrace, providing an ideal outdoor entertaining space.

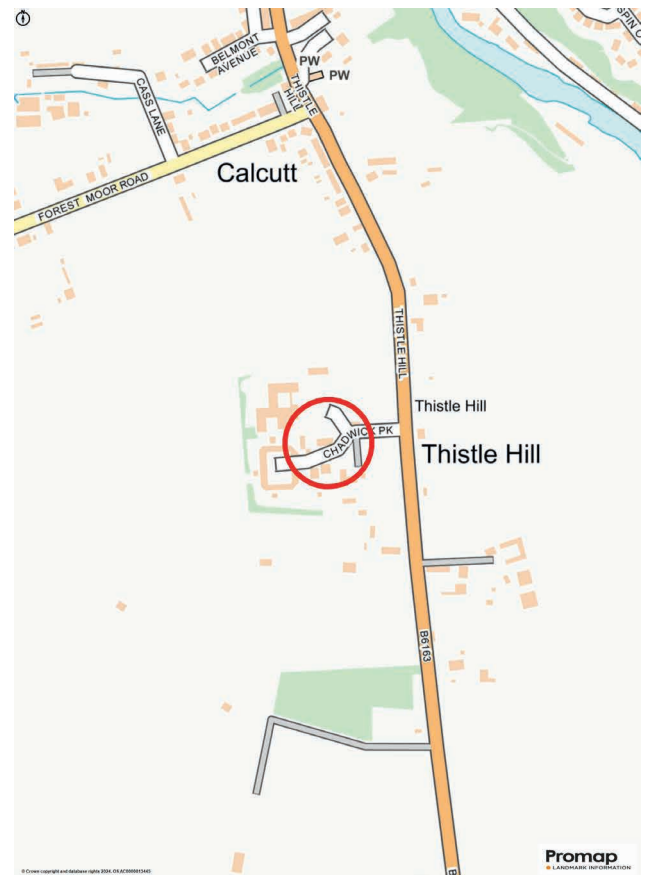
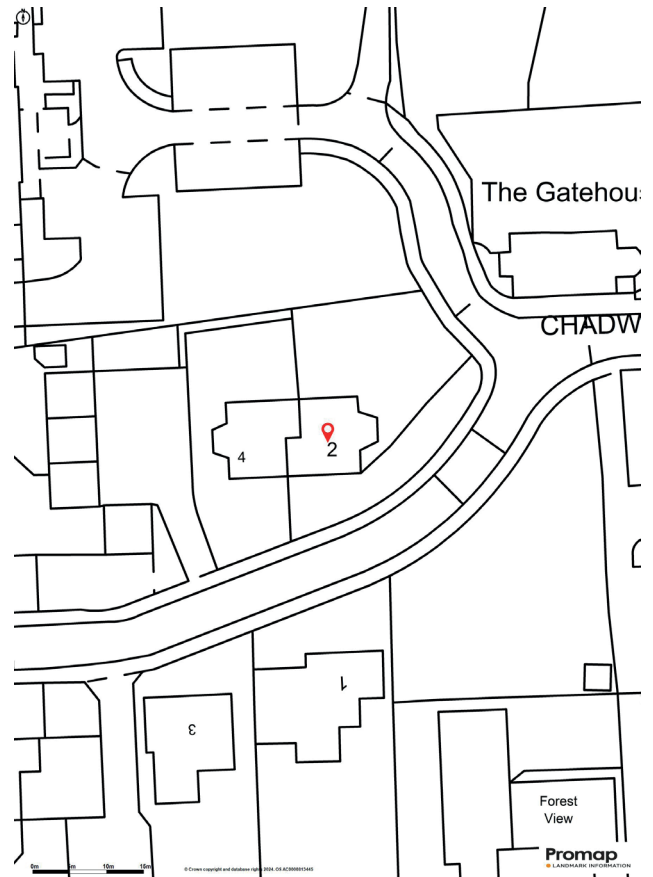
Services

All mains connected.

Tenure

Freehold.

Council Tax Band: G



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