



5 Bedroomed Town House

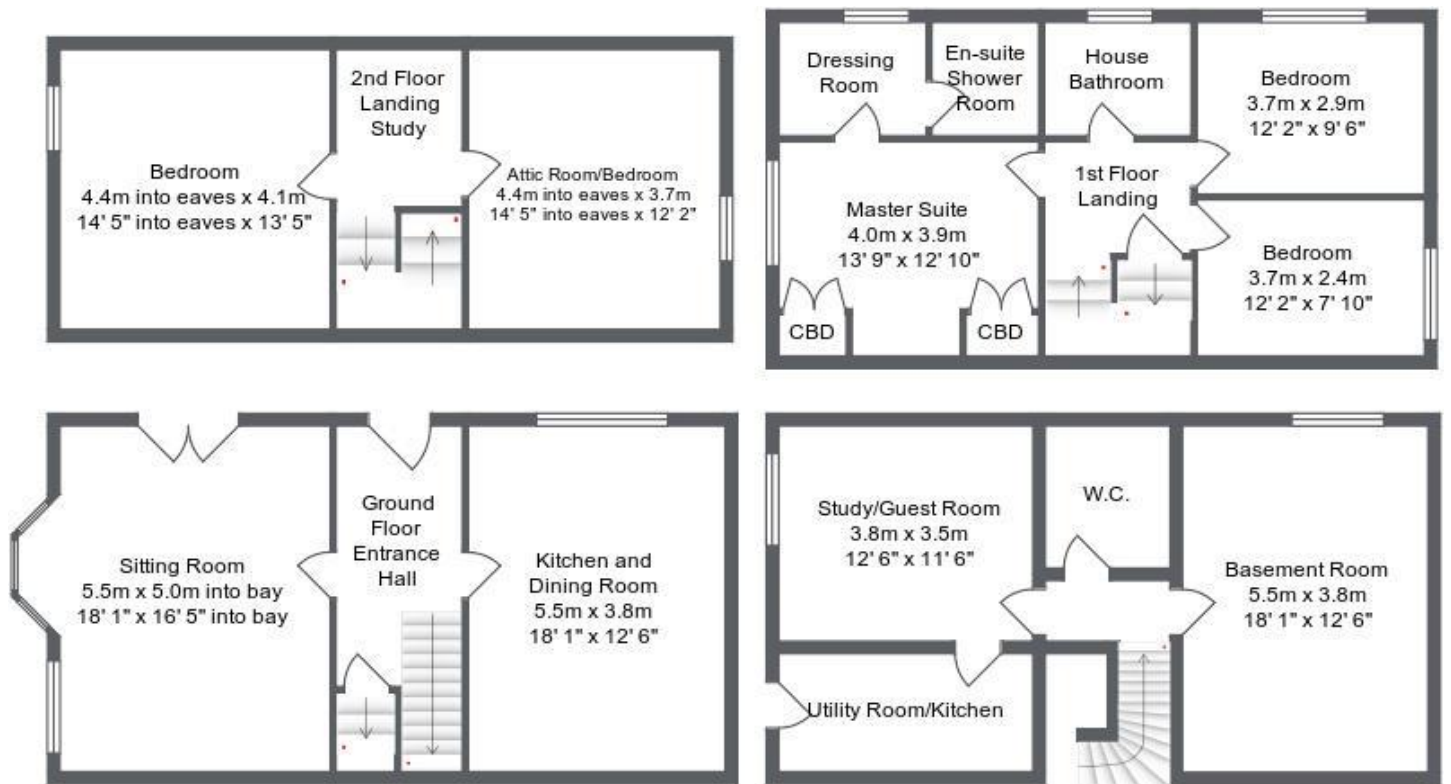
£475,000

Claremont House, Berry's Avenue

Knaresborough, HG5 0EP



Email: talk@alexandergibson.co.uk
Telephone: 01423 563077
5 Raglan Street,
Princes Square,
Harrogate, HG1 1LE



Step off Knaresborough's bustling high street through the archway of Berry's Passage, and you walk into another era. Quaint cottages and vintage town houses line this beautiful cobbled lane which leads you to the garden gate of Claremont House. Claremont House is a bold, imposing building of grey stone, with a grand entrance door leading you into an elegant central hallway from which you can explore this impressive residence.

The ground floor is divided into two substantial rooms, the first a sitting room with French doors out to the garden, magnificent stone fireplace, and rooftop views over Knaresborough towards open countryside at Hay-a-Park. On the other side of the entrance hall is a large family dining kitchen with ample space to prepare and enjoy family meals, or to entertain guests.

The basement of the building is currently laid out as an office/study, with a separate utility room, toilet and a large storage area. This could be easily adapted into a self-contained flat for a teenager or a dependant relative, or alternatively into two further bedrooms.

To the first floor is a luxurious master suite with a dressing room and shower room and some fitted wardrobes. Two further double bedrooms are also at this level, both with pleasant outlooks over gardens, and there is also the house bathroom.

The loft space has been cleverly converted to offer a further two sizeable rooms with natural light from gable windows, and a large landing space which is currently used as an office area.

Outside there is a courtyard garden with steps leading down to a sunken patio and a manageable enclosed lawn. There is private parking for two cars in an adjacent resident's car park.

Claremont House is a unique residence, combining the benefits of living in the centre of historic Knaresborough, with the space and flexibility offered by a large property that would more normally be found outside of the town. Call today to make your appointment to view.

Surroundings

Claremont House is located in the centre of Knaresborough, just off the High Street, with very easy access to all of the facilities of the town. There are three primary schools within half a mile of the house, and King James' Secondary School is very close by. The train station on the Leeds/Harrogate/York line is few minutes' walk, drivers can reach the A1(M) at Flaxby in around ten minutes. The popular town of Harrogate is around 3 miles away by road, with the business hubs of Leeds, York and Bradford all less than 20 miles away.

Services

The property is connected to mains gas, electricity, water, and drainage. Broadband internet is available in the area with speeds of up to 152Mb.

Directions

Although the house does have private parking, on your first visit to the property it is easier to park in central Knaresborough and walk. On Knaresborough High Street look for the archway through to Berry's Passage, just to the left of the landmark Natwest Bank building. Claremont House is at the end of Berry's Passage, one of our staff will be waiting to meet you.

Energy Efficiency Rating: TBC

Tenure: Freehold

Council Tax Banding: E

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