



PARKSIDE GARDENS
SCOTTON, KNARESBOROUGH HG5 9BF

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**LINLEY &
SIMPSON**

Land & New Homes

PARKSIDE GARDENS

Set within the popular village of Scotton, Parkside Gardens is a development of five substantial 3 and 4 bedroom homes providing accommodation over two or three floors with each property having two dedicated off street parking spaces. Each property exterior features a stone built front and rear with render to the sides, enabling these five idyllic family homes to integrate with the historic and picturesque village of Scotton.

The interiors of each property will be carefully thought out and finished to an exceptionally high standard. The properties have been sympathetically designed to offer open plan living space with ample natural light and a high specification throughout with hand painted kitchens, fully fitted to include feature island units, underfloor heating to the ground floor, integrated NEFF appliances, dishwasher and fridge freezer. Bathrooms have contemporary sanitary ware with chrome fittings, tiled walls and floors.

Each property within the development is designed to make a superb home, benefitting from a private landscaped garden and enjoy stunning views across open countryside.

SCOTTON & KNARESBOROUGH

Scotton is a popular and conveniently located village situated within 1 ½ miles north west of Knaresborough and 5 ½ miles of Harrogate town centre. It was the home of Guy Fawkes during his earlier years and is the inspiration behind the name of the village pub, the Guy Fawkes Arms. Surrounded by beautiful open countryside, the village also comprises a village hall and Scotton Cricket Club.

Scotton provides a great base for exploring all that North Yorkshire has to offer, benefitting from close-by Knaresborough. It is a town which seamlessly blends two aspects; the beautiful river Nidd meandering under the impressive railway bridge with boats to hire, and the bustling market town. The town enjoys a café culture with a good choice of both national outlets and independent retailers, many of which are located in Knaresborough's famous market square.

The A59 from Knaresborough gives direct access to the A1(M), 2 miles away and York beyond. The railway station gives direct access to Leeds and York further accessing the national rail network.





*Note internal images are for information purposes only to show the style and quality of finishes.

SPECIFICATION

GENERAL

- Natural stone construction to front & rear elevations with render to sides
- Natural Stone heads and cills
- Sliding wood sash windows with a 30 year warranty (10 years on paintwork and glass modules)
- Slate roofing to Plots 1,4&5
- Clay rosemary pantiles to Plots 2&3
- Solid Oak Truss Porches
- Under floor heating at ground floor level
- Gas central Heating with energy efficient Logic ESP1 boilers

KITCHEN

- Hand painted Shaker style units by Dalesmade of Settle
- Solid contrasting Minerva worktops with recessed sinks and drainer grooves
- Fully integrated NEFF appliances
- Mirrored backsplash
- Feature island units with seating areas
- Fabulous far reaching views to rear
- Glass orangery lantern over dining area and island unit
- Direct access to garden through large concertina doors by Express Bi-folds in Leeds (integrated blinds – optional)

ELECTRICAL

- Underground Fibre Connection to each property by Openreach
- Cat 6 cables to all habitable rooms (wired to satellite dish location)
- TV points to all habitable rooms
- KB Sound Bluetooth music system wired into ceilings in open plan living areas
- Intruder alarm
- Hard wired smoke alarm
- Power supply upgraded to allow for an electric car charging point which is pre wired to one of the two allocated parking spaces

WARRANTY

- 10 year structural warranty by AHCI Advantage





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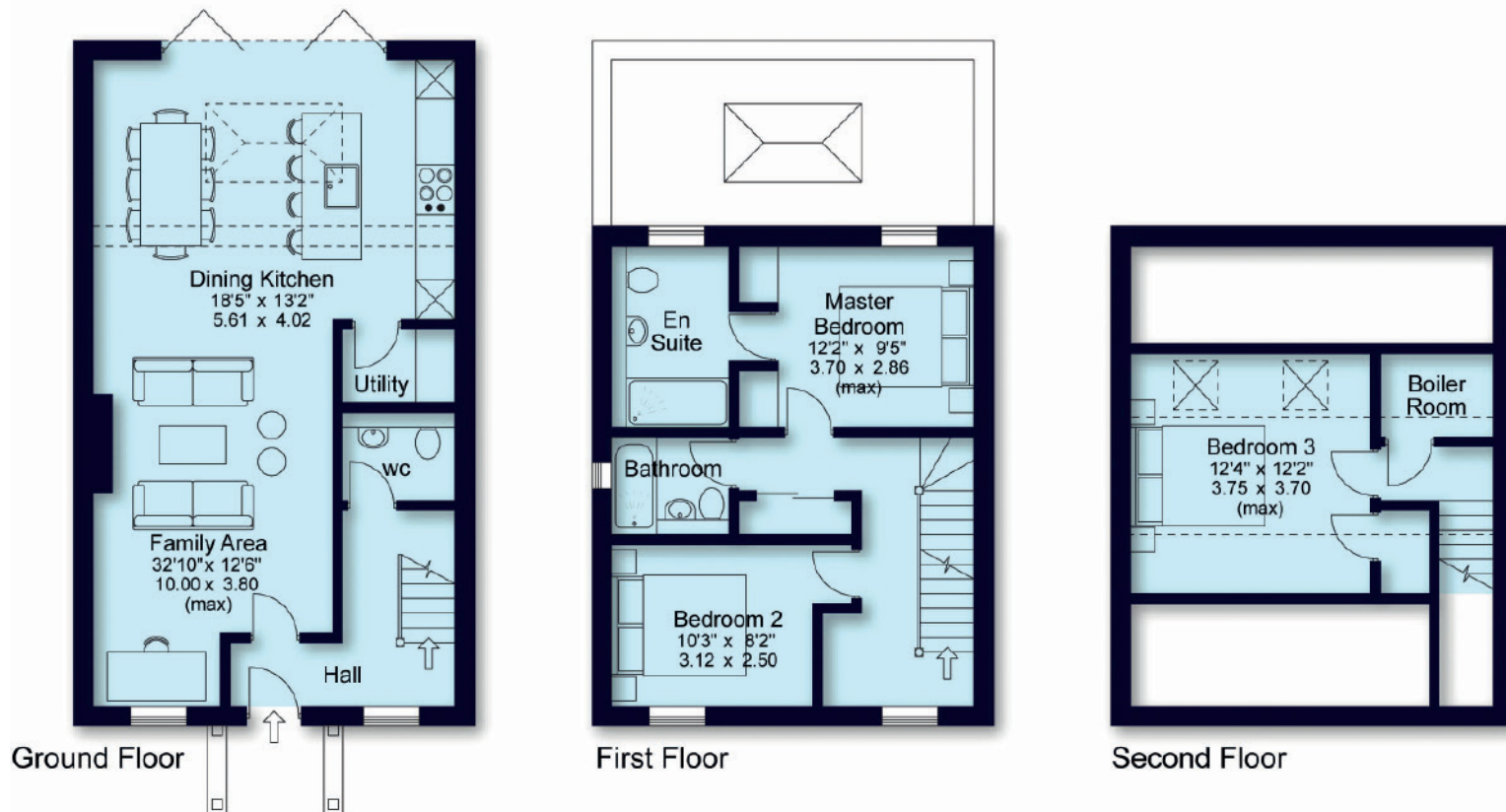
PLOT 1
3 BEDROOM DETACHED

This spectacular 3 bedroom detached property built with natural stone offers three floors of living space which features an open plan family dining kitchen with easy access to the private landscaped rear garden, complete with fabulous far reaching views. A separate utility room and downstairs WC complete the ground floor of this outstanding family home.

To the first floor is the master bedroom with en suite bathroom benefitting from the picturesque rear views across open countryside. A further double bedroom, house shower room and ample storage facilities are located on the first floor with a third double bedroom on the second floor.

Externally are two car parking spaces, one with the option for an electrical charging point.

Dimensions	Metric(m)	Imperial
Ground Floor		
Family Area	10000 x 3800 (max)	32'10" x 12'6" (max)
Dining Kitchen	5610 x 4020	18'5" x 13'2"
First Floor		
Master Bedroom	3700 x 2860 (max)	12'2" x 9'5" (max)
Bedroom 2	3120 x 2500	10'3" x 8'2"
Second Floor		
Bedroom 3	3750 x 3700 (max)	12'4" x 12'2" (max)



For illustrative purposes only. Not to scale.

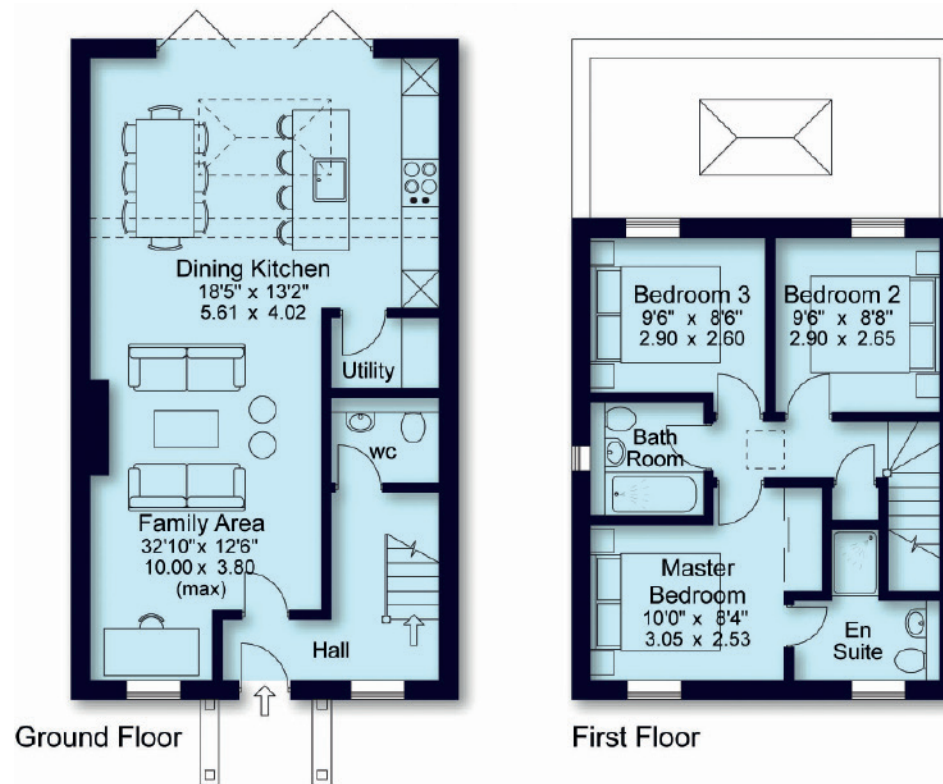
PLOTS 2 & 3
3 BEDROOM SEMI DETACHED

Plots 2 and 3 have been meticulously and carefully thought out to provide two floors of superb living space which predominantly features an open plan family dining kitchen with easy access to the private landscaped rear garden, complete with fabulous far reaching views. A separate utility room and downstairs WC complete the ground floor accommodation.

The first floor comprises of the master bedroom with en suite, two further double bedrooms, house bathroom and ample storage facilities including access via a loft ladder which leads to a boarded out loft with a Velux window and electrics.

Externally are two car parking spaces, one with the option for an electrical charging point.

Dimensions	Metric(m)	Imperial
Ground Floor		
Family Area	10000 x 3800 (max)	32'10" x 12'6" (max)
Dining Kitchen	5610 x 4020	18'5" x 13'2"
First Floor		
Master Bedroom	3050 x 2530	10'00" x 8'4"
Bedroom 2	2900 x 2650	9'6" x 8'8"
Bedroom 3	2900 x 2600	9'6" x 8'6"



For illustrative purposes only. Not to scale. Please note Plot 3 is handed.

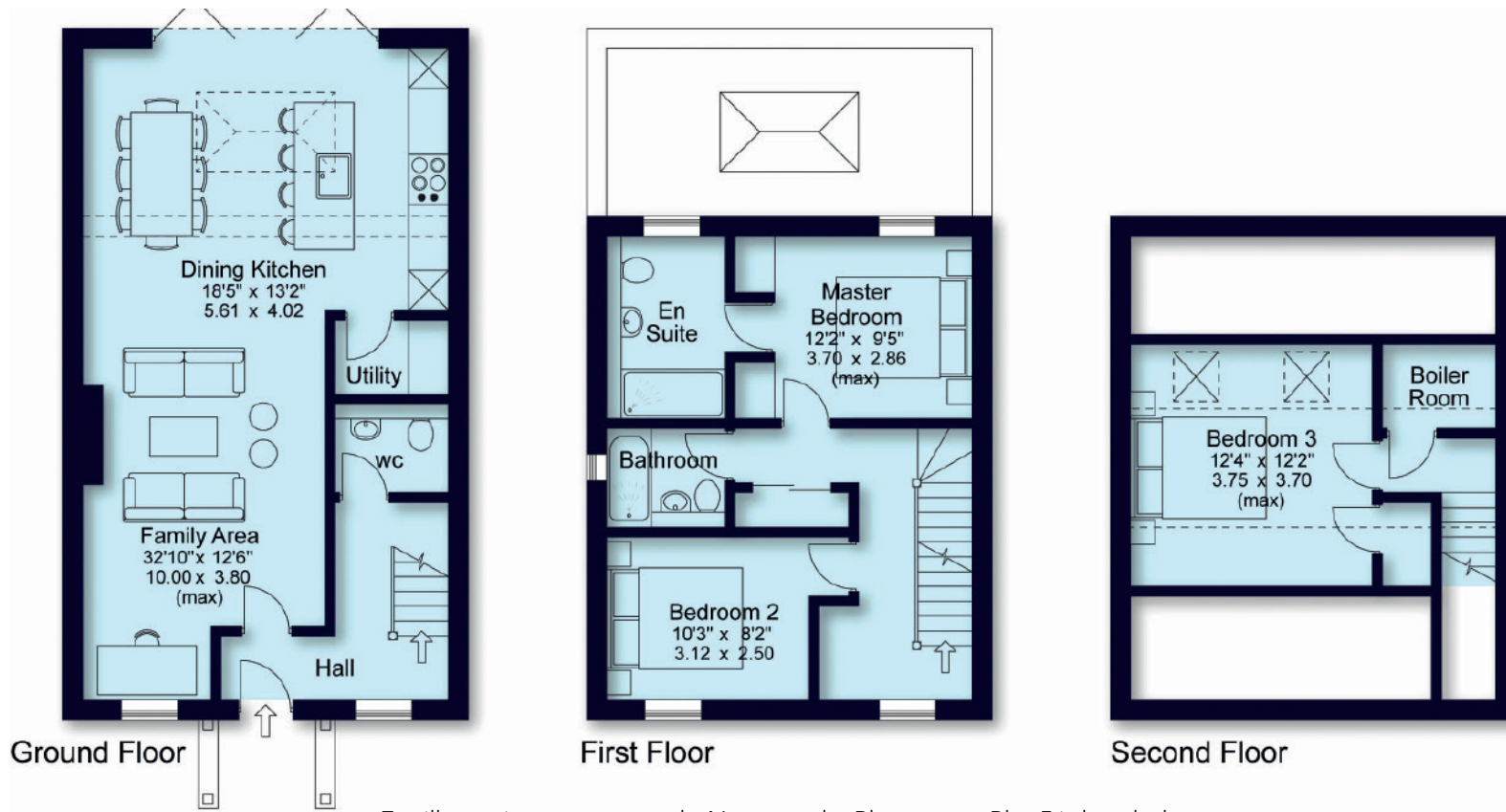
PLOTS 4 & 5
3 BEDROOM SEMI DETACHED

Plots 4 and 5 are charming 3 bedroom semi-detached family homes, built with natural stone, the properties extend over three floors of living space which features an open plan family dining kitchen with easy access to the private landscaped rear garden, complete with fabulous far reaching views. A separate utility room and downstairs WC complete the ground floor of this extensive family home.

To the first floor is the master bedroom with en suite bathroom benefitting from the picturesque rear views across open countryside. A further double bedroom, house shower room and ample storage facilities are located on the first floor with a third double bedroom found on the second floor.

Externally are two car parking spaces, one with the option for an electrical charging point.

Dimensions	Metric(m)	Imperial
Ground Floor		
Family Area	10000 x 3800 (max)	32'10" x 12'6" (max)
Dining Kitchen	5610 x 4020	18'5" x 13'2"
First Floor		
Master Bedroom	3700 x 2860 (max)	12'2" x 9'5" (max)
Bedroom 2	3120 x 2500	10'3" x 8'2"
Second Floor		
Bedroom 3	3750 x 3700 (max)	12'4" x 12'2" (max)



For illustrative purposes only. Not to scale. Please note Plot 5 is handed.



Map & Directions

Sat Nav Postcode: HG5 9HH

From Knaresborough High Street

From Knaresborough, head north west on High Street (A59) towards Vicarage Lane and then at the roundabout, take the first exit onto Bond End. Immediately you will reach a second roundabout, take the second exit onto High Bond End. Continue to follow B6165 for approximately 1.5 miles then turn right at New Road. The entrance to the development will be on your left.



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