



POPPY HOUSE, SCOTTON, HG5

OFFERS OVER £800,000



Stunning newly constructed detached village home with warranty.

Poppy House is an impressive, detached stone-built property forming part of an exclusive development of just four properties by Ashfield Homes, a forward thinking, independent Yorkshire house builder that prides themselves on creating beautiful, quality homes that have been thoughtfully designed with energy efficiency in mind.

This newly constructed property, with aluminium double-glazed windows and French doors throughout, is finished to the highest standards with stylish accommodation extending to over 2,000 sq ft. The fully underfloor heated ground floor offers contemporary living with a welcoming reception hall leading to a cosy snug overlooking the private front garden, spacious living room to the rear which is flooded with natural light from Velux windows and a full wall of glazing framing views of the enclosed back garden, adjacent dining kitchen with a range of sleek handleless cabinetry, quartz work surfaces, integrated appliances, and a central island unit with seating - this excellent space also enjoys direct access to the west-facing rear garden.

Completing the excellent ground floor is a useful boot room/utility off the kitchen, guest w/c off the entrance hall, and an integral garage with electrically operated door.



Tenure	Local Authority	Council Tax Band	EPC Rating
Freehold	North Yorkshire Council	TBC	B







Accommodation continued...

A bespoke oak and glazed staircase rises to the light and airy first floor galleried landing where there are three double bedrooms, the principal suite with en suite shower room, dressing area and an outdoor terrace with distant views. The professionally fitted house bathroom has high quality white BagnoDesign sanitaryware throughout, as does the principal en suite. The first-floor study/ fourth bedroom offers a quiet, dedicated workspace.

Outside

To the front of the house is a lawned garden area with a gravelled driveway providing off street parking in front of the integral garaging. A particular feature is the generous west-facing enclosed rear garden, mainly laid to lawn with a paved sun terrace spanning the full width of the house offering the ideal space for entertaining and alfresco dining.

Location

Scotton is a popular village conveniently situated close to the historic market town of Knaresborough which is served with extensive shops, schools for all age groups and transport services including a railway station with main line links. The towns southern bypass is also convenient, and the A1/M link provides easy access to the commercial centres of north and west Yorkshire including Leeds, Bradford, Harrogate and York. Dales House is situated within a short walking distance of the excellent village pub - The Guy Fawkes Arms.



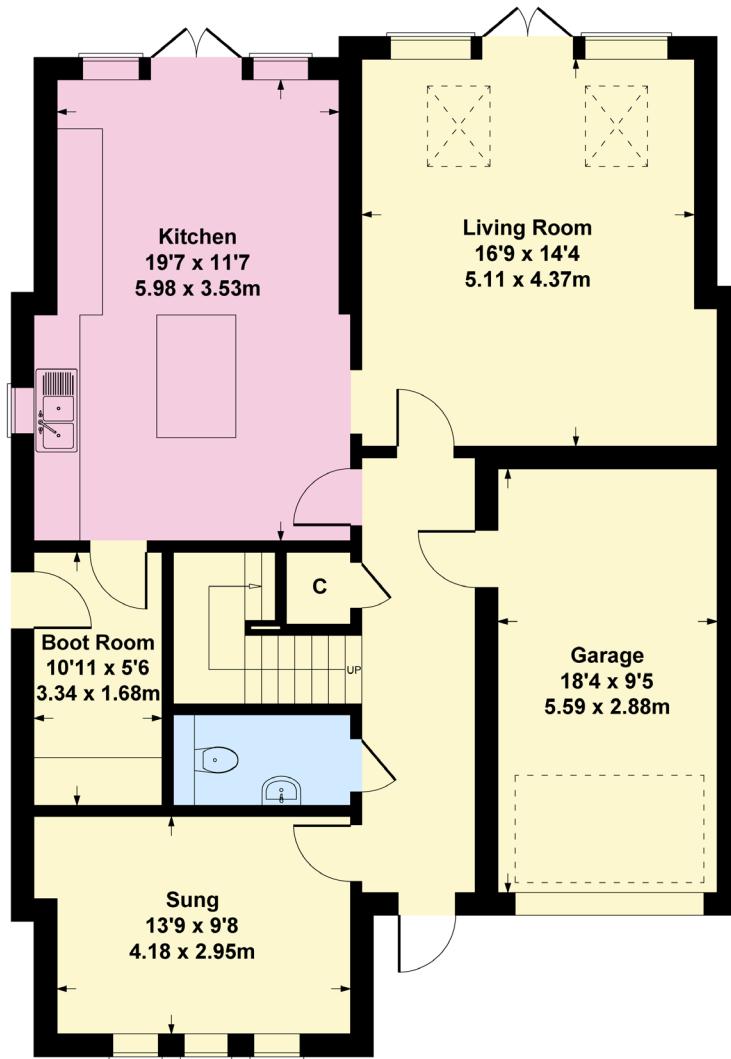
Services

We are advised that the property is connected to all mains services. An EV charge point is installed.

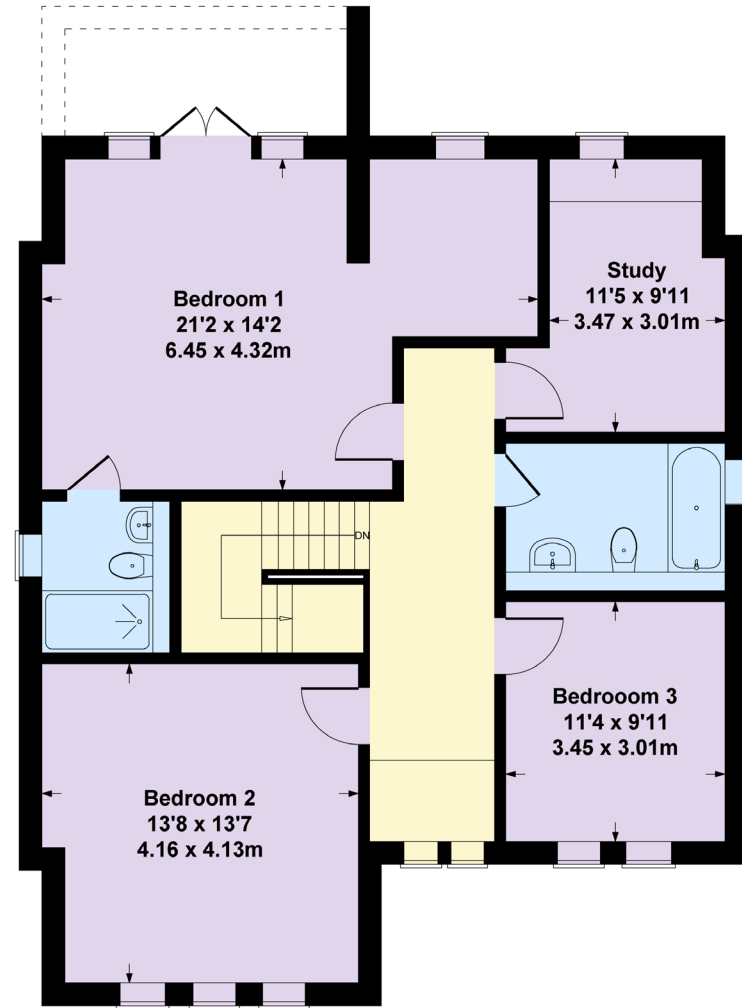
Directions - HG5 9HR

Proceed out of Knaresborough on the Ripley Road (B6165), take an eventual right turn onto New Lane heading towards the village of Scotton where Poppy House can be found on the left hand side, identified by a North Residential sale board.





GROUND FLOOR



FIRST FLOOR

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated June 2024. Photographs and videos dated June 2024.

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