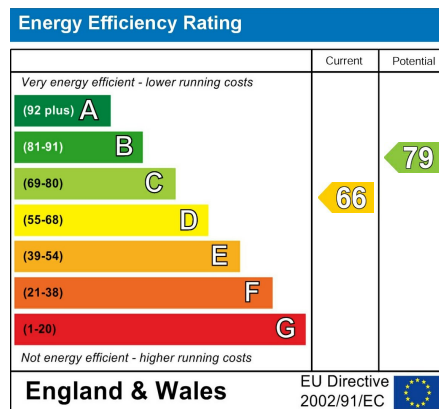


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Knaresborough Road and continue past the petrol station on your right hand side and turn left into Scriven Road where the property is easily found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band F Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£895,000**

8 Scriven Road, Knaresborough, HG5 9EQ

5 Bedroom House - Semi-Detached

**A beautiful five bedrooomed Edwardian semi detached family home with character features throughout and offers spacious living accommodation including a modern one bedrooomed self contained apartment and benefitting from a superb location close to Knaresborough's town centre.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

With gas central heating and double glazing, the living accommodation comprises; Entrance hall, downstairs cloakroom, lounge with bay window and feature fireplace with gas fire, sitting room with wood burning stove and has lovely views over the garden, dining room with feature fireplace, modern fitted kitchen with quartz worktops, Quooker tap, integrated Bosch dishwasher, American fridge freezer, gas range cooker and a door leading out onto the veranda overlooking the rear gardens.

On the first floor, the spacious landing leads to the Master bedroom suite with a walk-in dressing area and an ensuite shower room with a walk-in shower, w/c, and hand basin. Second and third double bedrooms, a great sized fourth bedroom, and a modern house bathroom with walk-in shower, bath, w/c, and hand basin. Additionally, there is a large loft space which offers storage space.

At the lower ground floor level is the self-contained apartment, which is perfect for a dependent relative. It is accessed via internal stairs from the entrance hall and has an external entrance door to allow private access. The living accommodation comprises; an entrance porch/conservatory overlooking the rear garden, an open plan lounge, and a dining area opening into the modern fitted kitchen with an electric hob, single oven, integrated fridge freezer, and slimline dishwasher. An inner hallway leads to the Master bedroom with fitted wardrobes and a modern house bathroom with shower over the bath, w/c, and hand basin. There is also an external storage cupboard and boiler room.

Outside to the front of the property is a driveway offering off-street parking for multiple vehicles in tandem, a lawned garden, and well-stocked flower beds. To the rear is a fantastic garden including a patio area, elevated veranda, large lawn with well-stocked flower beds on either side and a path leading to the triple garage and another patio area where there is a timber-framed covered seating area, ideal for entertaining. The triple garage has power and lighting along with water and has a sink and gardeners w/c. The garages are split into a double garage measuring (20' x 17) and a single garage measuring (19'9 x 11'9). In front of the garage is a concrete hardstanding which offers additional parking spaces, a garden and log store.

Scriven Road is a superb location with close proximity to Jacob Smith Park which is ideal for walking with children and dogs and then you are also close to Knaresborough's market town centre with a wide range of amenities, restaurants, bars, and superb Primary schooling options and King James secondary school, transport links via bus to Harrogate and also train to Harrogate, Leeds, and York.

