



**Scampston Drive, Beckwithshaw Harrogate HG3 1FU**



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## **Scampston Drive, Beckwithshaw Harrogate**

A fantastic five bedroom, detached property, located on the outskirts of Harrogate. Situated just outside the peaceful village of Beckwithshaw. The property is beautifully presented throughout and offers spacious living accommodation as well as south facing rear garden and driveway parking.

### **Living Room**

17' 6" x 12' ( 5.33m x 3.66m )

Spacious living room with two front aspect windows.

### **Kitchen / Diner**

25' 11" x 10' 5" ( 7.90m x 3.17m )

The open plan dining kitchen area is the perfect entertaining space. There is a range of modern shaker wall and base units which are a light grey. The contrasting white granite worktops give the room a clean and sleek feel. There is a peninsular which separates the room nicely into dining and kitchen space. There is an integrated double oven, four ring hob and dishwasher as well as space for a freestanding fridge freezer. To one end of the room there is space for a dining table to seat at least six people and french doors which lead out onto the rear garden.

### **Utility Room**

10' 6" x 5' 9" ( 3.20m x 1.75m )

Handy utility room located off the kitchen. The wall and base units match the units in the kitchen. There is a stainless steel sink and tap as well as space for a washing machine. The boiler is also located in the utility room. To one side there is a door which leads to the rear garden.

### **W.C**

Located off the entrance hall featuring a W.C and hand wash basin.

### **Bedroom One**

11' 5" x 12' 4" ( 3.48m x 3.76m )

Spacious primary bedroom with ensuite shower room, front aspect window and fitted wardrobes.

### **Ensuite**

Features a walk in shower, W.C and hand wash basin

as well as heated towel rail.

### **Bedroom Two**

11' 3" x 10' 1" ( 3.43m x 3.07m )

Another double bedroom with rear aspect window and fitted wardrobes.

### **Bedroom Three**

10' 2" x 7' 8" ( 3.10m x 2.34m )

Double bedroom with rear aspect window,

### **Bedroom Four**

12' 3" x 8' 11" ( 3.73m x 2.72m )

Double bedroom with rear aspect window.

### **Bedroom Five**

9' 11" x 10' 5" ( 3.02m x 3.17m )

Another double room with fitted wardrobes and front aspect window.

### **Rear Garden**

The rear garden is fully enclosed and has a good sized lawned area. There is a patio area, space for a greenhouse and an area with raised planters where vegetables could be grown.

### **Driveway / Garage**

The property benefits from a driveway which can accommodate two cars as well as an attached single garage. The garage can be accessed from inside the property.





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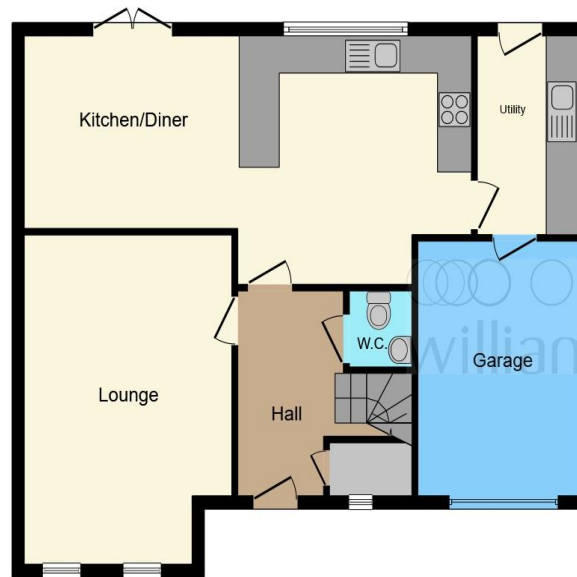
## Scampston Drive, Beckwithshaw Harrogate

- FIVE BEDROOM DETACHED PROPERTY
- ATTACHED GARAGE
- ENCLOSED REAR GARDEN
- MODERN THROUGHOUT
- DRIVEWAY PARKING

Tenure: Freehold EPC Rating: B

offers over

**£550,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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