



VERITY  
FREARSON

7 SCAMPSTON DRIVE, HARROGATE, HG3 1FU

OFFERS OVER £730,000

# 7 SCAMPSTON DRIVE,

*Harrogate, HG3 1FU*

**A beautifully presented five-bedroom detached family home offering generous accommodation and situated in this attractive position within the development, with open aspect to the rear.**

This attractive double-fronted property provides versatile accommodation, comprising two large reception rooms, together with a stylish living kitchen with glazed doors leading to the garden, cloakroom and utility room. Upstairs, there are five bedrooms, a modern house bathroom, en-suite bathroom and Jack-and-Jill shower room. The master bedroom is of particularly good proportions and includes a dressing room with fitted wardrobes. A driveway, provides parking and leads to a double garage and there is an attractive gardens to the rear.

Built in 2020, this attractive family home enjoys an attractive position and outlook over the surrounding countryside on the south side of Harrogate, between Harrogate and Beckwithshaw.



2 Reception Rooms · Living Kitchen · Utility Room · Cloakroom

5 Bedrooms · 2 En-Suites · Bathroom

Off-Road Parking · Double Garage · Lawned Garden To Rear







## ACCOMMODATION

### **GROUND FLOOR RECEPTION ROOM**

#### **LIVING ROOM**

A large reception room with windows to the front and attractive fireplace with electric fire.

#### **DINING ROOM**

A further good-sized reception room.

#### **LIVING KITCHEN**

With space for sitting and dining areas and glazed doors leading to the garden. The modern kitchen comprises a range of stylish fitted units with quartz worktops, induction hob, double oven and integrated dishwasher.

#### **UTILITY ROOM**

With a range of fitted units with quartz worktops and sink. Integrated wine fridge and plumbing for washing machine.

#### **CLOAKROOM**

With WC and washbasin.

### **FIRST FLOOR BEDROOMS**

There are five bedrooms on the first floor, including the main bedroom which is a large double bedroom with dressing room with fitted wardrobes and en-suite.

#### **EN-SUITE BATHROOM**

A white suite comprising WC, washbasin, large shower, and bath. Heated towel rail.

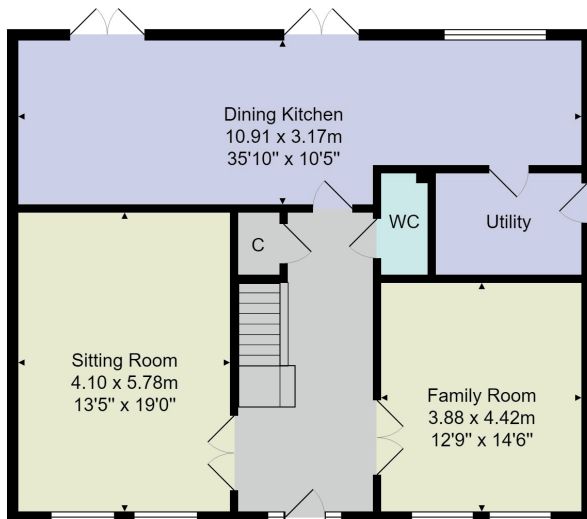
#### **BATHROOM**

A modern white suite with tiled walls and floor and heated towel rail. White suite comprising WC, washbasin, bath and shower.

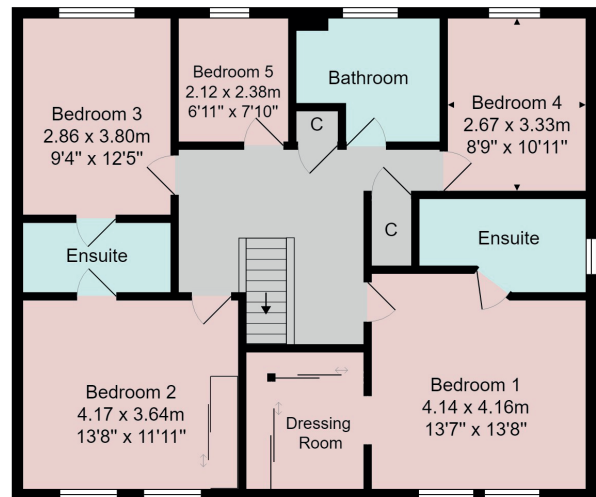
#### **JACK-AND-JILL SHOWER ROOM**

A modern white suite with WC, washbasin and shower. Heated towel rail. Direct access from two of the bedrooms.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 198.6 m<sup>2</sup> ... 2137 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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### Outside

A generous drive provides ample parking and leads to a double garage with light and power. To the rear of the property there is an attractive garden with lawn and patio.

### Agent's Note

The property is freehold. A development service charge will be payable upon completion of the development. This is understood to be approximately £130 per annum.

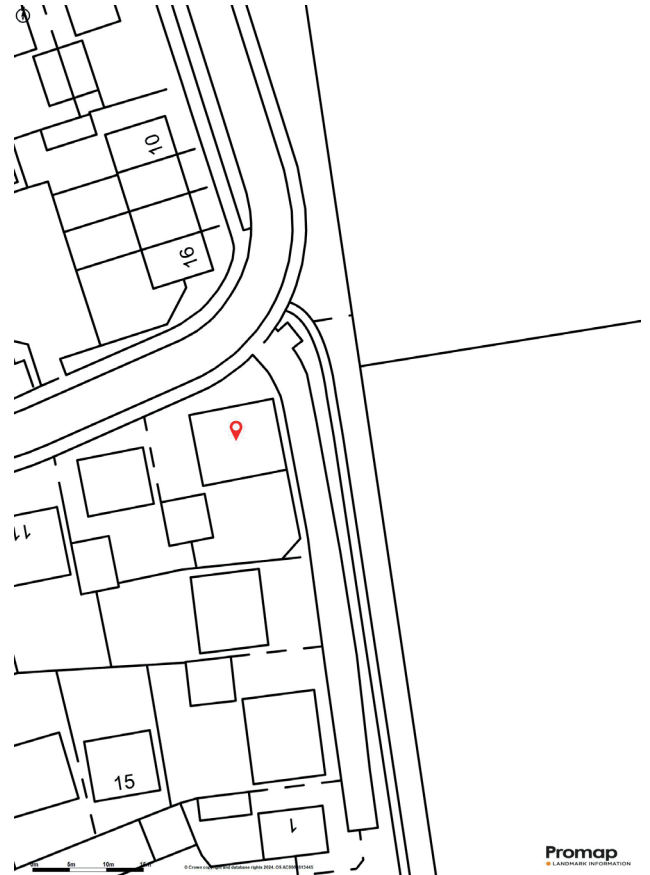
### Services

All mains services connected.

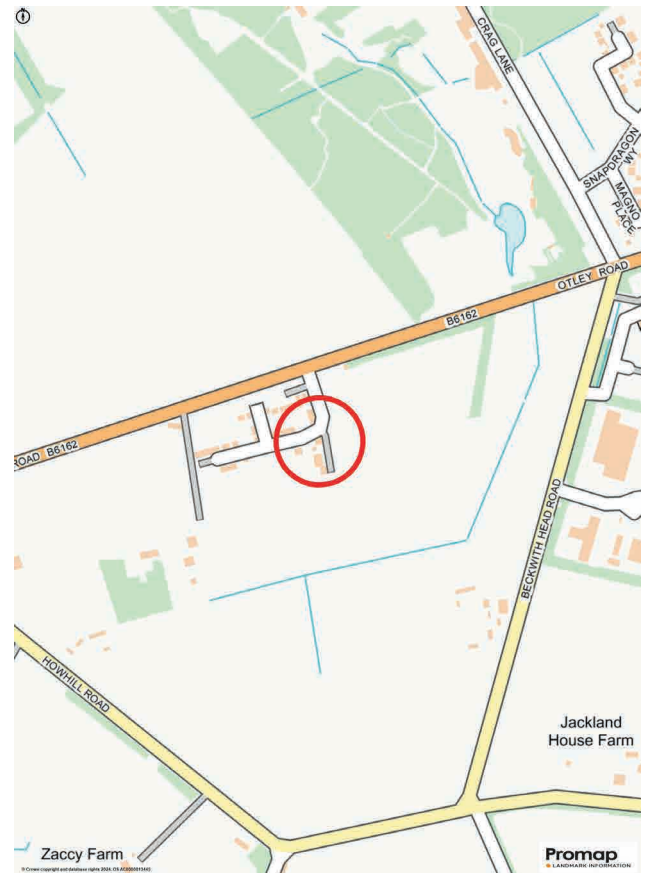
### Tenure

Freehold

### Council Tax Band - G



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LANDMARK INFORMATION



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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