

SPECIFICATION - NEW HOUSE

- Underfloor heating throughout the ground floor controlled via heatmiser
- Central heating to first floor
- Combi boiler
- Burglar alarm
- UPVC sliding sash windows



**NEW HOUSE & BARN
NEW ROAD, SCOTTON**

**£775,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A fabulous opportunity to purchase this stone built, detached property with gated entrance, having the benefit of an additional detached barn, ideal for conversion into a further dwelling - subject to the usual consents - and an additional strip of land to the rear of the barn, with a separate access.

The property is almost completed and offers great scope for the buyer to add their own personal, finishing touches.

The property has a fitted kitchen and a part fitted bathroom. We are informed by the vendor there is approximately £25,000 worth of finishing works prior to the building control sign off and, in total, approximately £50,000 to completely finish both inside and out, subject to specification.

The property is located in the most sought after village of Scotton which has the benefit of a local school and public house and is situated between Harrogate and Knaresborough.

2/4 BEDROOMS

2 RECEPTION ROOMS

2 BATHROOMS

COUNCIL TAX: TBC

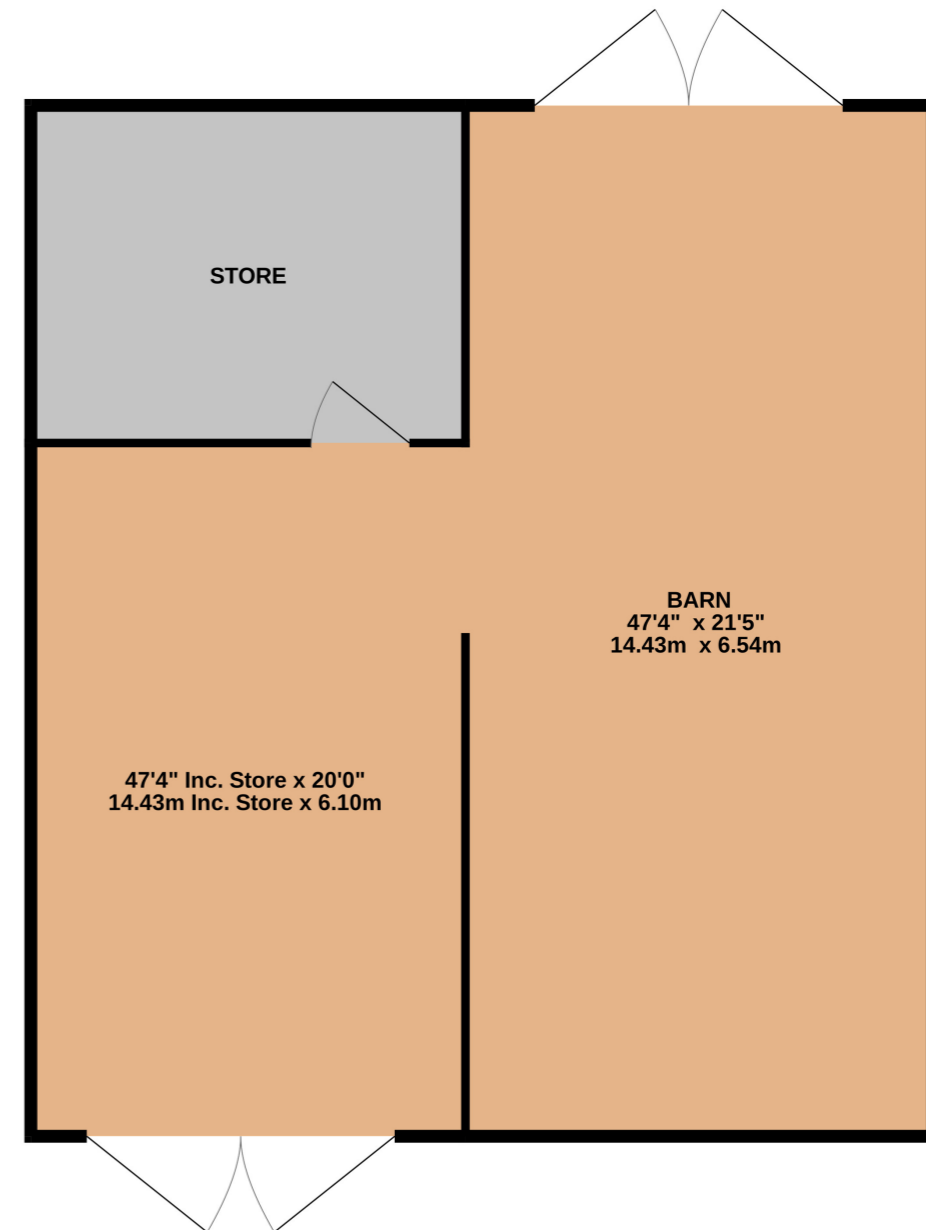
ENERGY RATING: TBC

The versatile ground floor accommodation currently comprises: A large welcoming entrance hall with full height, vaulted ceilings, superb open plan fitted kitchen with island, dining area and living area having stone fireplace with chimney for log burner, having double opening doors to the rear. There is also a bedroom, bedroom/office and a bathroom.

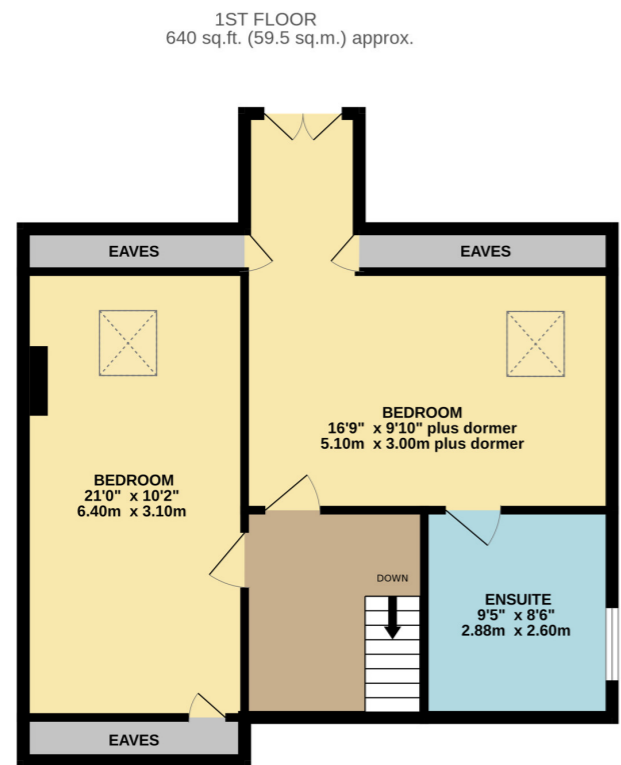
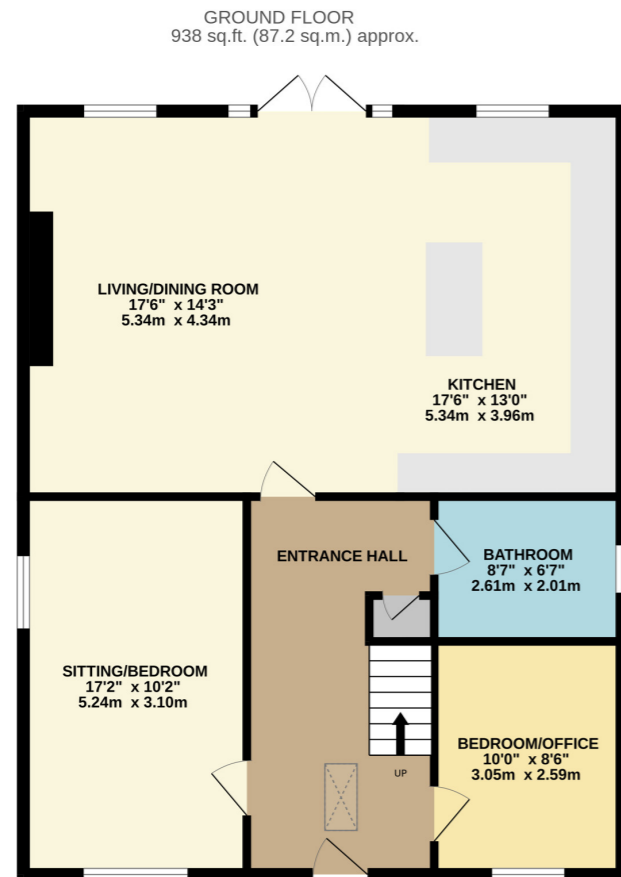
To the first floor is a large bedroom with walk-in dormer window and en suite bathroom and a further double bedroom.



GROUND FLOOR
1961 sq.ft. (182.2 sq.m.) approx.



TOTAL FLOOR AREA : 1961 sq.ft. (182.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.
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INSIDE

GROUND FLOOR

Entrance Hall	17'3" x 7'6"
Living/Dining/Kitchen	27'5" x 17'6"
Kitchen	17'6" x 13'
Living/Dining Room	17'6" x 14'3"
Sitting Room/Bedroom	17'2" x 10'2"
Bedroom	10' x 8'6"
Bathroom	8'7" x 6'7"





FIRST FLOOR

Landing

Bedroom plus dormer 16'9" x 10'10"
7'2" x 5'

En-suite Bathroom 9'5" x 8'6"

Bedroom 21' x 10'2"



OUTSIDE

The property is approached via a driveway, with a small woodland area to the front and garden areas to the front, rear and sides.

The detached barn is ideal for conversion - subject to the usual consents.

To the rear of the barn is a strip of land with separate access.



DIRECTIONS - HG5 9HR

From Harrogate take the Ripon Road (A61) and pass through Killinghall. At the first Ripley roundabout take the third exit onto the B6165, towards Knaresborough. Turn left onto New Road, towards Scotton, where the property is situated on the right hand side.

APPROXIMATE DISTANCES

Knaresborough Centre	3,000 metres
Railway Station	2,800 metres
Bus Route	160 metres
Harrogate	5 miles
Airport	17 miles