



1 Scotton Grove, Knaresborough

£400,000 Freehold



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A beautifully presented three bedroom semi-detached family home, occupying an enviable position on the edge of the highly sought-after village of Scotton, close to Knaresborough. Having undergone an extensive programme of renovation in recent years, the property now offers stylish and contemporary accommodation finished to an exceptional standard throughout. The property benefits from a driveway, garage and attractive rear garden and is offered for sale with no onward chain.

The property enjoys a superb location with beautiful countryside walks on the doorstep, whilst remaining conveniently placed for the excellent amenities of Knaresborough, including shops, schools and a railway station providing regular services to Harrogate, York, Leeds and London. There is also excellent road access to the A1(M).

AGENT'S NOTE

The property has been comprehensively refurbished in recent years, including replacement uPVC double glazing, complete rewiring and replumbing, creating a superb home ready for immediate occupation.

OUTSIDE

To the front of the property a driveway provides off-road parking for several vehicles. To the rear is an attractive enclosed garden comprising lawned areas, decking and a gravelled seating area with potential to create a larger patio if desired. The garden provides an excellent outdoor space for relaxing and entertaining. There is also a single garage with light and power, together with an outside tap and external power points.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



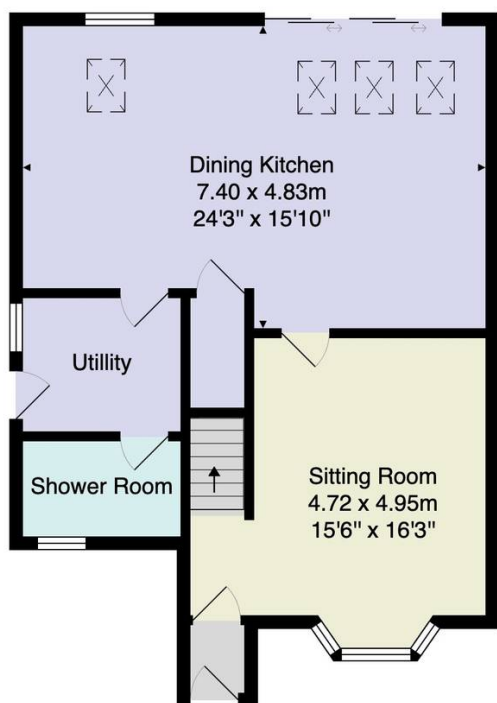
GROUND FLOOR

A welcoming reception hall provides access to the principal accommodation. The sitting room is a spacious reception room featuring an attractive fireplace with a living-flame gas fire. A particular feature of the property is the stunning open-plan living kitchen, providing an excellent space for modern family living and entertaining. The kitchen is beautifully appointed with a stylish range of contemporary wall and base units with quartz work surfaces and a central island incorporating an induction hob with extractor and breakfast bar seating. Integrated appliances include two eye-level Neff ovens, a full-height fridge, freezer and dishwasher. The room also provides generous dining and living areas with sliding doors opening directly onto the rear garden. Under-floor heating extends throughout this impressive space. Adjoining the kitchen is a useful utility/boot room, also benefiting from underfloor heating, with fitted worktops, side access door and space for additional appliances. There is also a modern ground-floor shower room fitted with a walk-in shower, WC and washbasin.

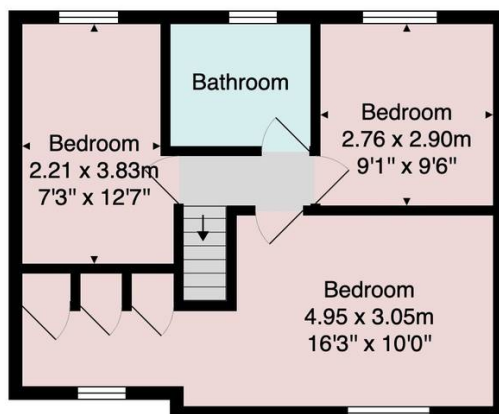
FIRST FLOOR

The principal bedroom is a generous double room with a dressing area incorporating an extensive range of fitted wardrobes. There are two further good-sized double bedrooms. The family bathroom is fitted with a contemporary white suite comprising a WC, washbasin, bath with shower above and a heated towel rail.





Ground Floor



First Floor

Total Area: 113.3 m² ... 1220 ft²

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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