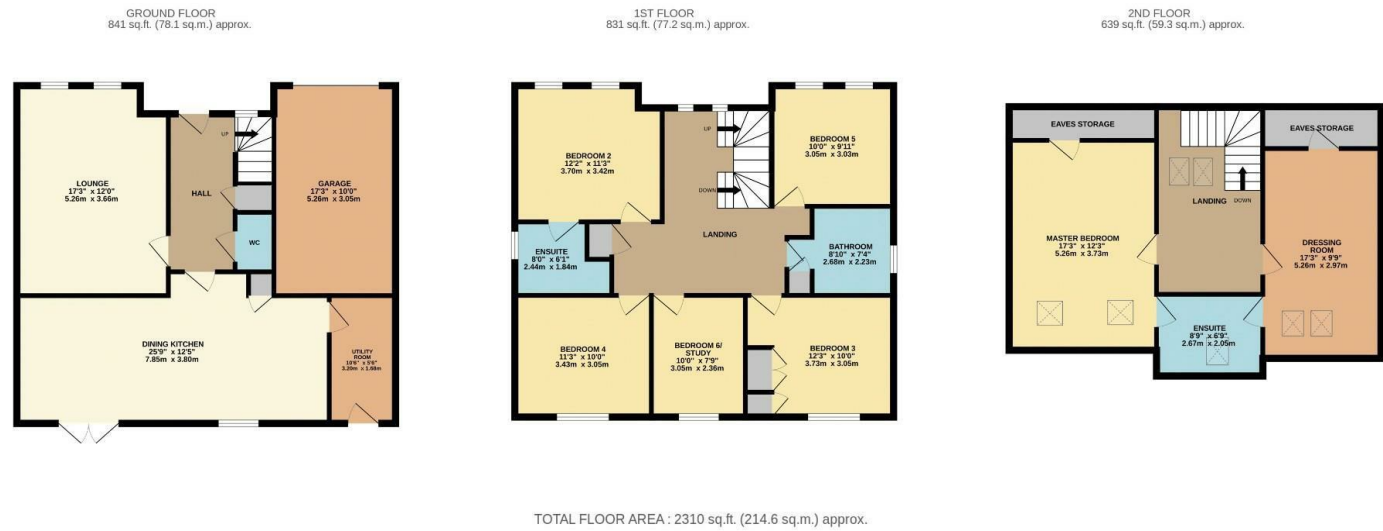
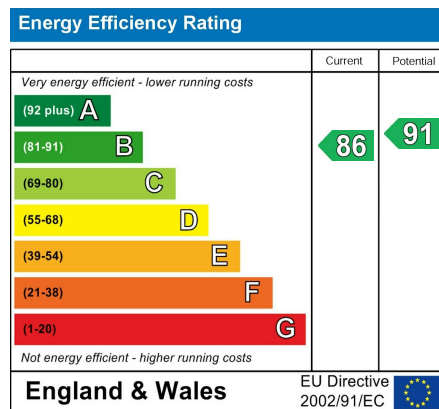


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on the Otley Road and head towards Beckwithshaw. Scampston Drive is a turning to the left follow the road all the way around to the back where the property is easily found on the left-hand side.

Council Tax Band G 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.

£775,000

75 Scampston Drive, Beckwithshaw, Harrogate, HG3 1FU

6 Bedroom House - Detached

**A beautifully presented six bedroom detached family home offering spacious and flexible living accommodation split over three floors and has been improved by the current owners and benefits from a superb location on the outskirts of Harrogate in a peaceful cul-de-sac with countryside views to the front.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

### The Property

With alarm, gas fired central heating and UPVC windows the property briefly comprises; Covered entrance porch, reception hall with a useful storage cupboard, guest cloak room/WC, spacious lounge with countryside views. There is a stunning 26 foot long open plan living family kitchen with a dining area that offers double doors which open out onto the patio area which creates a fantastic entertaining area.

The modern fitted kitchen incorporates a range of stylish storage cupboards with Silestone worktops, integrated dishwasher, four ring gas hob with extractor fan above, double oven, fridge freezer and a separate utility room with space for a washer dryer and a concealed ideal logic gas fired central heating boiler.

### First Floor

One of the additional features of this stunning home is the light spacious landing from where there are five bedrooms; Bedroom two which is ideal for guests with an ensuite shower room with walk in shower, w/c and hand basin. There are three further double bedrooms two of which have bespoke fitted wardrobes, the sixth single bedroom which is an ideal office or nursery, a luxury house bathroom with walk in shower, separate bath, w/c and hand basin.

### Second Floor

An main feature of the property is the master bedroom suite on the top floor that has a master bedroom with a vaulted ceiling with Velux windows, a Jack and Jill ensuite luxury shower room and a walk-in dressing room that has been fitted by Sharps with a keehole dressing table and a good range of fitted storage cupboards and wardrobes. Additionally, there is useful eaves store.

### Outside

Outside there is block paved driveway parking for two cars and a single garage with up and over entrance door plus electric, light and power. The side gate provides access to the rear landscape gardens that have been altered from when the owners purchased the property from the Developer. They have landscaped to provide a spacious safeguard for young children and pets together with an extensive flagged patio that incorporates a water tap, electric post points and a Pergola with x 4 retractable sides with built in heater and lighting.

The property stands in a quiet cul-de-sac on a modern residential development with far reaching countryside views to the front.

### Surrounding Area

Benefitting from a superb location on the outskirts of Harrogate you are close to RHS Harlow Carr Gardens and Betty's with walkways through the Pine Woods that lead through to the Valley Gardens and Harrogate's town centre. There are fantastic schooling options close by for both Primary and Secondary. Harrogate's town centre benefits from a wide range of amenities, shops, restaurants, bars, theatre and excellent transport links to Leeds, York and London. Nearby there is the popular village of Beckwithshaw with a Primary School and Cricket Club, Church and a popular Gastro pub The Smith's Arms.

