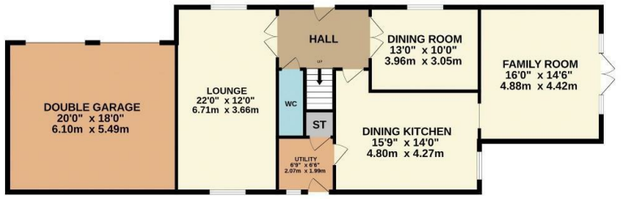
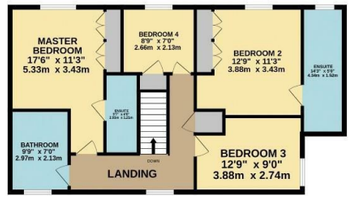
Floor Plan

GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.

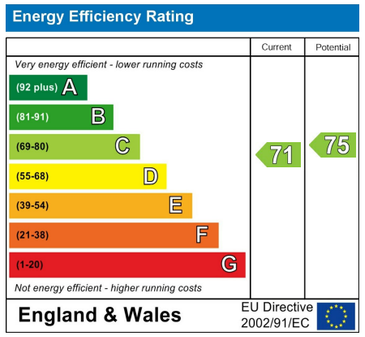


1ST FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 2222 sq.ft. (206.4 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Knaresborough on the Boroughbridge Road and turn left onto Scriven Road. Continue along Scriven Road and at the mini roundabout turn left. Follow the road round to the right and turn right into Coney Garth View. Proceed down the hill and turn right where the property is in front of you.

Council Tax Band F 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.



£750,000

Ash House, 6 Coney Garth View, Scriven, Knaresborough, HG5 9ED

4 Bedroom House - Detached

A beautifully presented four bedroom detached family home offering spacious and flexible living accommodation throughout with countryside views to the rear and benefitting from a superb location in a quiet cul de sac in the ever popular village of Scriven on the outskirts of the beautiful market town of Knaresborough.





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

Description

The Property

A beautifully presented four bedroom detached family home offering spacious and flexible living accommodation throughout with countryside views to the rear and benefitting from a superb location in a quiet cul de sac in the ever popular village of Scriven on the outskirts of the beautiful market town of Knaresborough.

With gas fired central heating and double glazing the living accommodation comprises; welcoming entrance hall, downstairs w/c, a dual aspect lounge has a feature fireplace with a gas living flame fire, spacious dining room which could also be a snug or playroom, modern kitchen with granite worktops including a breakfast bar, integrated dishwasher, Rangemaster cooker, space for a freestanding fridge freezer and from the kitchen it opens into the sitting room which is a fabulous size and with double doors that lead out onto the patio and gardens creating a fantastic entertaining space.

On the first floor the landing leads to the master bedroom with built in wardrobes and ensuite shower room with walk in shower, w/c and hand basin. second double bedroom, another great sized double bedroom also has an ensuite shower with walk in shower, w/c and hand basin. There is a third double bedroom, a good sized fourth bedroom and a modern house bathroom with a modern white suite including a shower over the bath, w/c and hand basin.

Outside

Outside to the front of the property is an easy to maintained gravelled rockery and a gravelled driveway which offers off street parking for multiple vehicles and leads to the double garage which has power and lighting and plenty of overhead storage. To the rear is a raised patio which is a great size for barbecue's and pleasant seating area with the countryside views. There are raised beds and steps leading down onto a good sized lawn, well stocked flower beds and another private seating area.

Surrounding Area

Benefitting from a superb location in the ever popular village of Scriven, just off the village Green, there are countryside walks on your doorstep including in Jacob Smith Park. Located within close proximity of Knaresborough's market town centre with a wide range of amenities, restaurants, bars, superb Primary schooling options and King James secondary school. There are good transport links via bus to Harrogate and also train services to Harrogate, Leeds, York and London.

















