



## 61 Scampston Drive, Beckwithshaw

£295,000 Guide Price



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A modern two-bedroom semi-detached house with garden studio/room, enclosed garden and parking forming part of this popular development between Harrogate and Beckwithshaw and surrounded by attractive open countryside.

Occupying an attractive position within this sought-after residential development, this beautifully presented home offers modern accommodation finished to a high standard and is ideally suited to first-time buyers, professionals, downsizers or investors.

To the rear is a fully enclosed garden, predominantly laid to lawn with paved seating areas, providing an ideal space for outdoor dining, entertaining and relaxation. Gated side access leads to the front of the property.

A particular feature of the property is the substantial detached garden studio. Finished to a high standard with power, lighting, insulated walls and glazed doors overlooking the garden, this versatile space is currently utilised as a home office but would be equally suited as a gym, studio, hobby room or garden retreat.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



The accommodation opens into a welcoming entrance hall with a useful guest cloakroom/WC. The spacious sitting room provides an excellent reception space, enjoying a pleasant front aspect and ample room for both relaxation and entertaining.

To the rear of the property is a contemporary dining kitchen fitted with a range of modern wall and base units together with integrated appliances including a gas hob, oven, dishwasher and washing machine. There is ample space for dining and everyday living, whilst bi-fold doors open directly onto the rear garden, creating an excellent indoor-outdoor entertaining space and allowing natural light to flood the room.

To the first floor, a central landing leads to two generous double bedrooms, both beautifully presented and finished in neutral tones. The principal bedroom is a particularly spacious room with dual-aspect windows providing excellent natural light, whilst the second bedroom is another well-proportioned double bedroom offering flexibility for guests, children or home working.

The modern house bathroom is fitted with a contemporary white suite comprising a bath with shower over and glazed shower screen, wash basin and WC, complemented by stylish tiling and natural light from a side window. To the front, the property enjoys an attractive position within the development and benefits from private driveway parking for one vehicle, together with additional visitor parking available nearby.





Total Area: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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