



VERITY
FREARSON

HEREFORD HOUSE, 2 HERDSMAN COURT, SCOTTON, KNARESBOROUGH, HG5 9BA

OFFERS OVER £725,000

HEREFORD HOUSE, 2 HERDSMAN COURT,

Scotton, Knaresborough, HG5 9BA

Hereford House is a stunning four-bedroomed new-built property forming part of an exclusive and attractive development of just five executive homes.

This exceptional property was built in 2018 and the development offers a superb example of traditional design with a high-specification finish.

Scotton is a fashionable village to the north of Harrogate, with a primary school, church, popular public house, village hall and cricket ground. The property is well placed for daily commuting to Yorkshire's principal business districts via the A1(M).



Lounge · Superb Living Kitchen · Utility Room · Cloakroom

Master Bedroom With En-Suite Shower Room · Three Further Double Bedrooms · House Bathroom

Off-Road Parking · Garage · South-Facing Lawned Garden







ACCOMMODATION

The stylish and well-appointed accommodation comprises -

GROUND FLOOR

Stone flags with underfloor heating to the ground floor.

Reception hall, cloakroom, utility room and stairs leading to the first floor. Attractive lounge with feature bay window and multi-fuel stove set in a large bespoke stone fireplace.

A particular feature of the property is the superb and generous living kitchen incorporating good-sized living, dining and kitchen areas with double doors leading to the garden. The kitchen comprises an extensive range of painted framed units, central island, range cooker, integrated appliances, wine cooler and space for an American-style fridge / freezer.

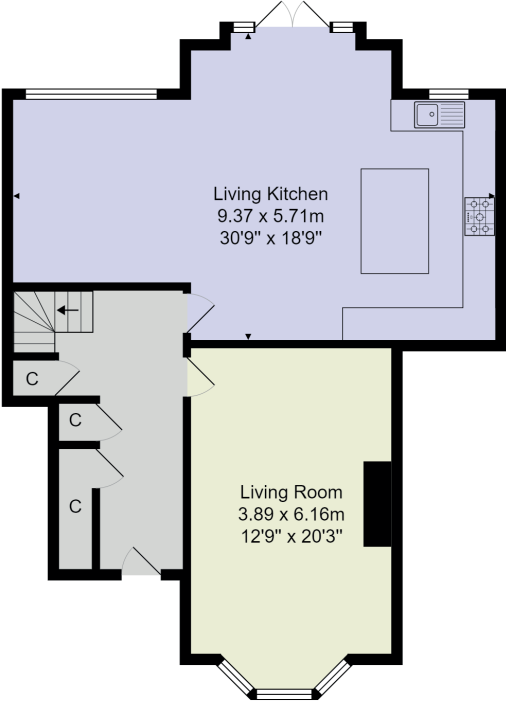
FIRST FLOOR

A galleried landing leads to a master bedroom suite with en-suite shower room, There are three further double bedrooms and a house bathroom. The bathrooms incorporate modern white suites and attractive tiling.

OUTSIDE

A driveway leads to a detached garage (380cm x 708cm) with an up-and-over door. The superb rear gardens offer privacy and enjoy a pleasant south-facing aspect over the adjoining countryside. These delightful gardens incorporate a paved patio, lawn and a raised decked area.

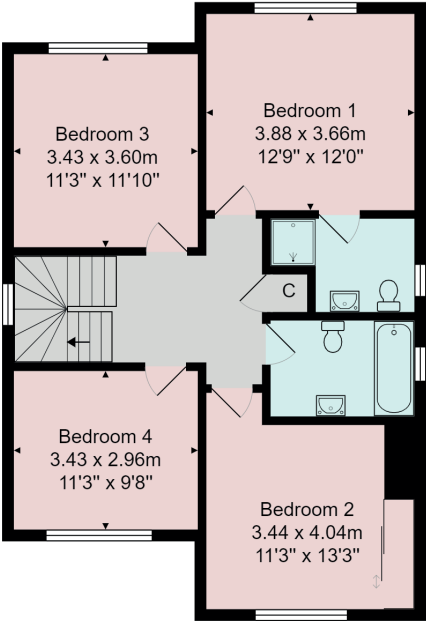
FLOOR PLAN



Ground Floor

Total Area: 160.5 m² ... 1728 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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



First Floor

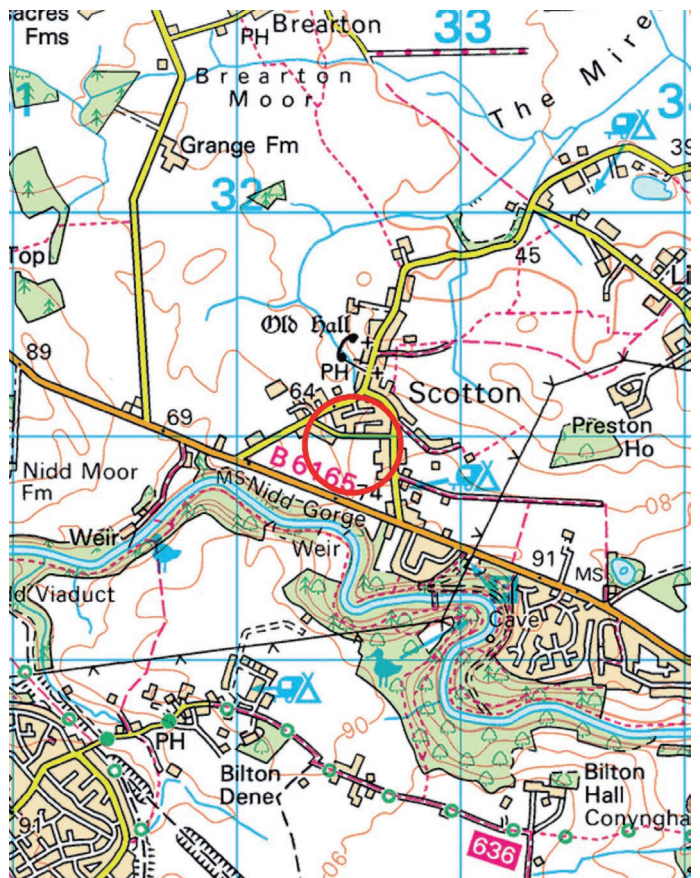
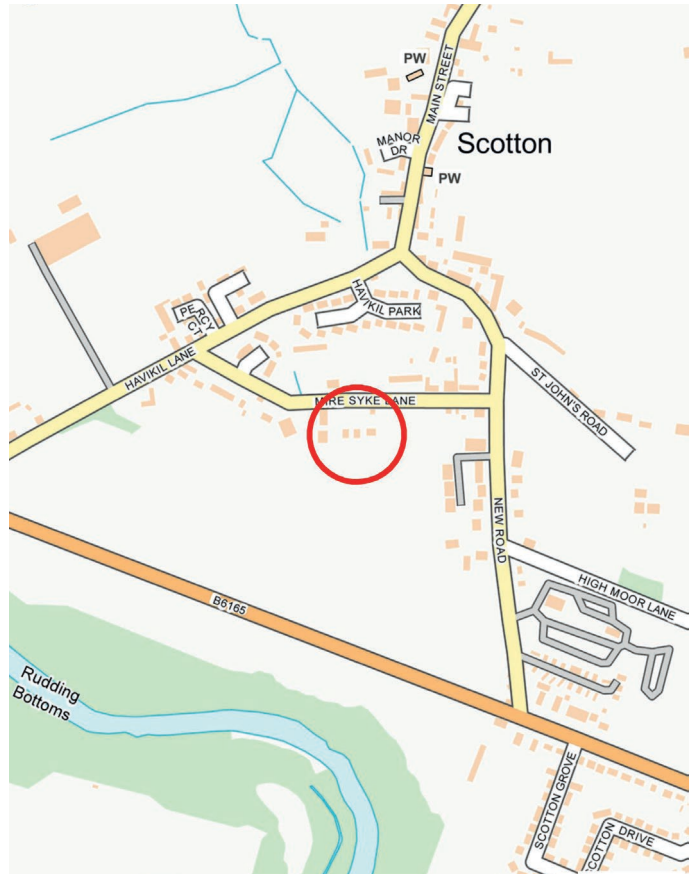
Total Area: 160.5 m² ... 1728 ft²

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.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Services

All mains services are connected to the property.

Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk