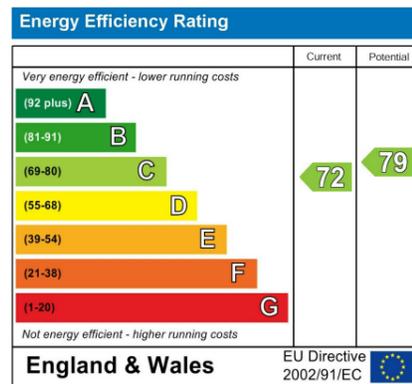


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Knaresborough on Ripley Road, just before the right hand turn for Scotton take the second left into Scotton Grove, where the property is easily found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band C 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.



£475,000

1 Scotton Grove, Knaresborough, HG5 9HQ

3 Bedroom House - Semi-Detached

**A recently renovated three bedroomed semi detached home which has undergone extensive renovation works throughout offering well proportioned living accommodation throughout and benefits from a superb location on the fringes of the ever popular village of Scotton on the outskirts of Knaresborough. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

Recently replumbed, UPVC windows installed and rewired, the beautifully presented living accommodation comprises; entrance hall leading into the lounge with feature fireplace with living flame gas fire, a stunning open plan living kitchen with underfloor heating, modern fitted kitchen, dining and living area with sliding door leading out into the garden creating a great entertaining space. The kitchen includes quartz worktops, central island with a induction hob with extractor fan and a breakfast bar with seating for four, full length integrated fridge and freezer, dishwasher and two eye level Neff ovens. Also with underfloor heating is the utility room/boot room with a side access door outside, and a downstairs shower room with walk in shower, w/c and hand basin.

On the first floor the landing leads to the master bedroom with a dressing area with all fitted wardrobes, second and third double bedrooms and modern house bathroom with shower over the bath, w/c, hand basin and centrally heated towel rail.

Outside to the front of the property is a driveway offering off street parking for multiple vehicles. In the rear garden there is a graveled area which could be created into a large patio which would be ideal for entertaining, lawn, decking and a single garage with power and lighting. There is also outside electrical points and an outside tap.

Benefitting from a superb location with countryside walks on your doorstep and easy access into Knaresborough where there are a wide range of amenities, shops, primary and secondary schooling options. There are fantastic transport links into Harrogate via train and bus, easy access via rail to Leeds, York and London, additionally easy road access out onto the A1M.

