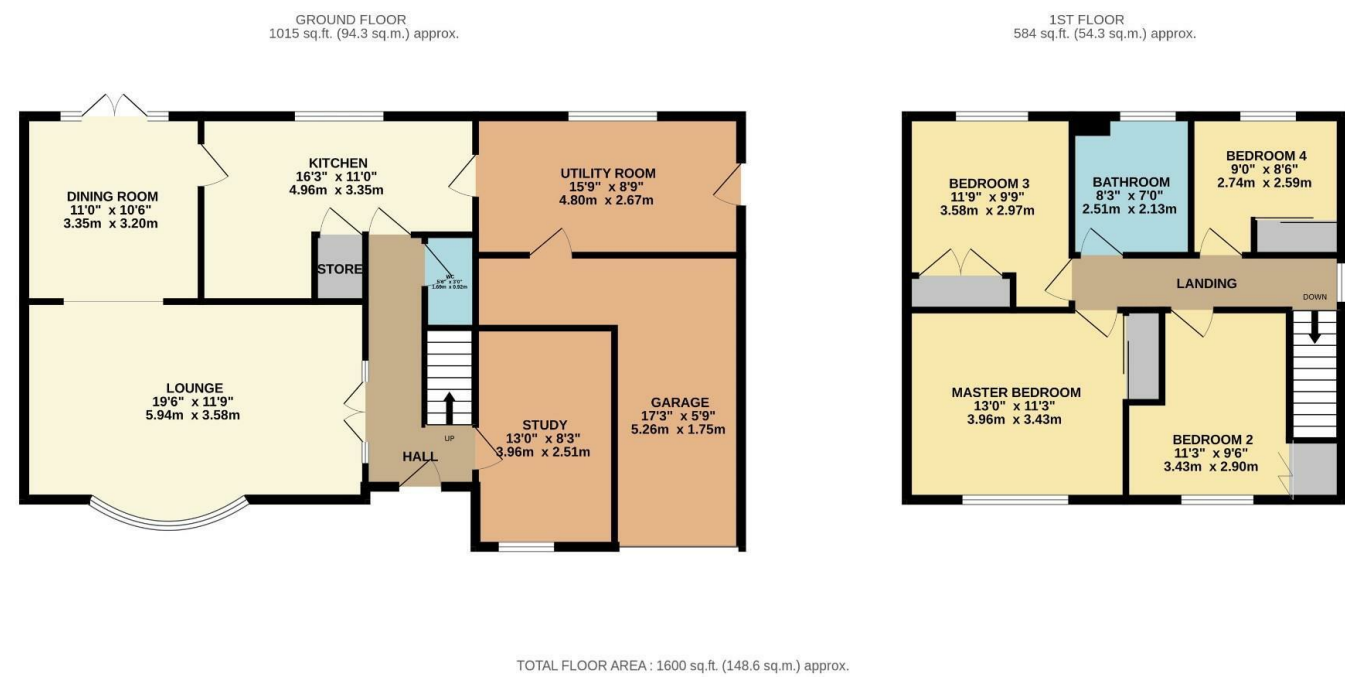
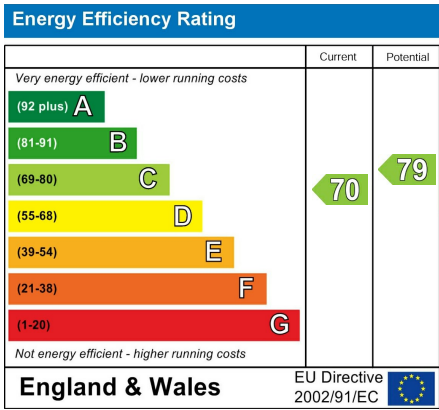


Floor Plan



Energy Performance Certificate



Directions

Proceed from the first Ripley roundabout toward Knaresborough. Take a left turning into Havikil Lane and drive into Scotton and just before the pub, turn right into Havikil Park where the property is the second on your right hand side.

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.



£524,000

4 Havikil Park, Scotton, Knaresborough, HG5 9JL 4 Bedroom House - Detached

A beautifully presented four bedroomed detached family home offering spacious and well proportioned living accommodation throughout and benefitting from a superb location on a quiet cul de sac in the ever popular village of Scotton.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

The Property

With gas fired central heating and double glazing, including new casement windows to the front, the living accommodation comprises, entrance hall, spacious lounge with a feature bay window, fireplace with electric fire, with the room then opens out into the dining room towards the rear of the property with double doors leading out into the private garden. The breakfast kitchen has Herringbone flooring, Stoves gas range oven, breakfast area and a useful pantry cupboard. There is a large utility room which has space for a fridge, freezer, dishwasher, washing machine and tumble dryer with a door leading out to the side of the property and an integral door into the garage. In the garage there is an electric roller garage door and lots of useful storage space. From the entrance hall there is also a downstairs w/c and part of what was the original double garage has been cleverly converted into a study, which could also be used as a play room/snug.

On the first floor the landing leads to the spacious master bedroom with built in wardrobes, second double bedroom to the rear with built in wardrobes, a great sized third bedroom with a built in cupboard over the stairs, good sized fourth bedroom with built in wardrobes and a spacious family bathroom with separate bath, walk in shower, w/c and centrally heated towel rail.

There is also potential for further development with surround properties extending over the garage to increase the upstairs living accommodation subject to planning permission and building regulations.

Outside

Outside to the front of the property is a large driveway, well stocked flower beds and hedging creating an inviting approach to the property with a well established Wisteria surrounding the front porch. There is a side path that leads to the utility room door and to the read of the property. The private back garden includes patio areas, shaped lawn, well stocked flower beds, well established Japansese Maple trees and multiple pleasant seating areas and double doors from the dining room leading out into the garden which create a great entertaining space. There is also a really useful large storage shed tucked away to the side of the property.

Surrounding Area

The ever popular village includes a good primary school and the popular Guy Fawkes pub within walking distance and the village sits on the outskirts of the beautiful market town of Knaresborough which offers a wide range of amenities range of shops, market days, Primary Schools, Secondary School, Castle remains, stunning walks along the river Nidd and a variety of restaurants, bars and pubs. There is also easy access into Harrogate's town centre and countryside walks around Nidd Gorge.

The transport links include a regular bus route into Harrogate with direct rails links to Harrogate, Ripon, Leeds and York. Onward Rail links to London are also easily available. Both the A1M and M62 motorways are within easy reach.

