



Guide Price £425,000

- Highly sought after residential location
- Well-appointed accommodation throughout
- Attractive enclosed rear garden
- Two double bedrooms and two modern bath/shower rooms
- Two reception rooms and conservatory
- Refitted kitchen with integrated appliances
- Off street parking and single garage

12 Scotton Drive, Knaresborough, HG5 9HG

A deceptively spacious and beautifully appointed detached dormer bungalow with large enclosed rear garden, off street parking and single garage, situated within this highly sought after residential location.

35a High Street, Knaresborough, HG5 0ET

Tel: 01423 864126

Email: knaresborough@dacres.co.uk



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Harrogate 4 miles, York 18 miles, Leeds 17 miles (all distances approximate)

General remarks

With gas central heating and uPVC double glazing the property briefly comprises; central reception hall with staircase to the first floor. There is a bay fronted lounge with feature living flame gas fire. The sitting room has a useful understairs storage cupboard and opens into a large conservatory with double opening French doors to the delightful

enclosed rear garden. There is a modern kitchen which comprises a range of matching wall and base units with working surfaces and tiled splashbacks over. There is an oven with grill above, four ring gas hob with filter hood over, an integrated fridge, freezer and washing machine. A stable door and window overlook the rear garden. To the ground floor there is also a double bedroom and a refitted house bathroom which comprises a matching white three piece bath suite with shower over the bath.

A staircase leads to the first floor where there is a study landing and space for recessed bookshelves. The principal bedroom is a large double bedroom overlooking the rear garden and there is also a modern shower room with corner shower cubicle.

Outside a tarmac driveway provides ample off street parking and leads to a single garage. There is a shaped lawned garden to the front with gravelled borders and a further feature of the property is the enclosed rear garden which will no doubt appeal to both those entertaining and

for those with family requirements. There is a patio leading onto a deep lawned garden with flowerbed borders and two timber garden sheds.

The property is situated on the edge of Knaresborough's historic market town which is served by extensive shops, schools for all age groups and transport services including a railway station with mainline links. The southern bypass is convenient and offers access to the principal commercial centres of North and West Yorkshire. The property is just a short distance from the Nidd Gorge where pleasant walks can be enjoyed.

Directions

From our office proceed down the High Street and at the mini roundabout turn left and immediately right towards Ripley on the B6165. After approximately one and a half miles turn left into Scotton Drive and follow the road round to the right where the property can be found on the right hand side.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler.
- Off street parking and single garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

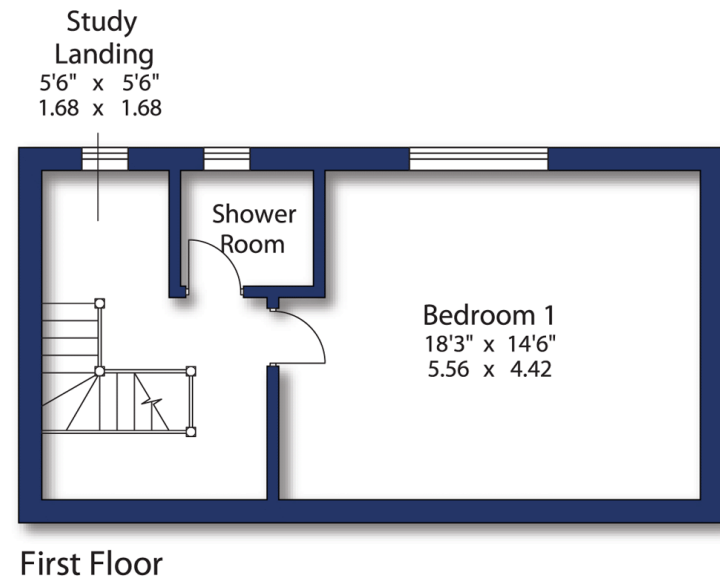
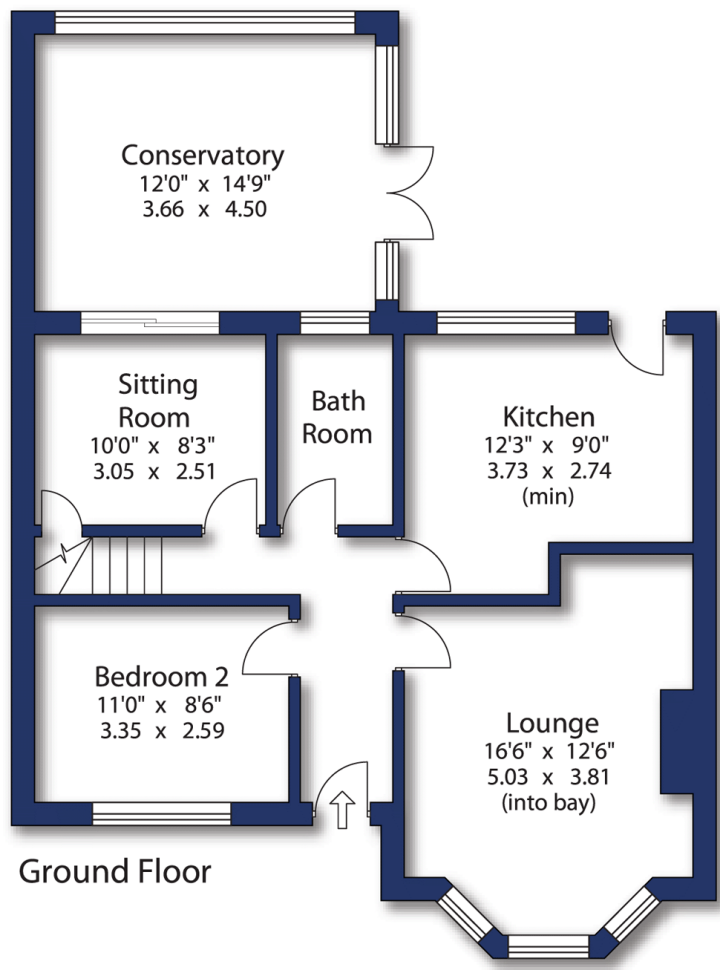
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

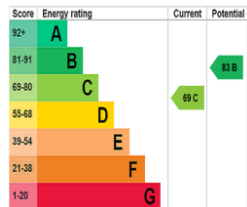
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Floorplans



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Contact us

01423 864126

knaresborough@dacres.co.uk