



Guide Price £425,000

- Highly sought after residential location
- Well-presented accommodation throughout
- Attractive enclosed rear garden
- Two double bedrooms and extended house bathroom
- Modern dining kitchen with integrated appliances
- Spacious lounge and conservatory
- Two attic rooms
- Double driveway and two garages

22 Scotton Drive, Knaresborough, North Yorkshire, HG5 9HG

A deceptively spacious, extended and well-presented detached bungalow with large enclosed rear garden, off street parking and two garages, situated within this highly sought after residential location.

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22 Scotton Drive, Knaresborough, HG5 9HG

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; entrance porch leading through to the reception hall with staircase to the first floor. There is a spacious lounge with

double opening doors leading into a delightful conservatory which has French doors to the private rear garden. The dining kitchen has been refitted with a contemporary range of matching wall and base units, integrated appliances include an oven with grill, four ring gas hob, dishwasher, fridge and freezer, space and plumbing for a washing machine. There are two double bedrooms, both with built-in wardrobes and an extended house bathroom which comprises a matching white three piece bath suite with separate corner shower cubicle. From the reception hall a staircase leads to the first floor where there are two useful attic rooms.

Outside, there are two separate driveways, one leading to a large through garage and enables access to a further detached garage (18' x 11') in the back garden having electric

light and power installed. A further feature of the property are the delightful gardens to the rear which are laid predominantly to lawn with shaped flowerbed borders. The garden will no doubt appeal to both those entertaining and for those with family requirements.

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 1.5 miles turn left into Scotton Drive and follow the road round to the right where the property can be found further along on the right hand side.

what3words shares.emulated.decisive

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 from a gas fired boiler.
- Two driveways providing off street parking and two separate garages.

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 £34.20 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.

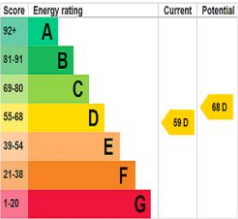
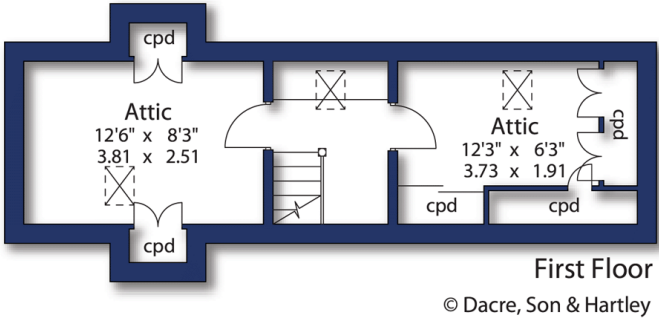
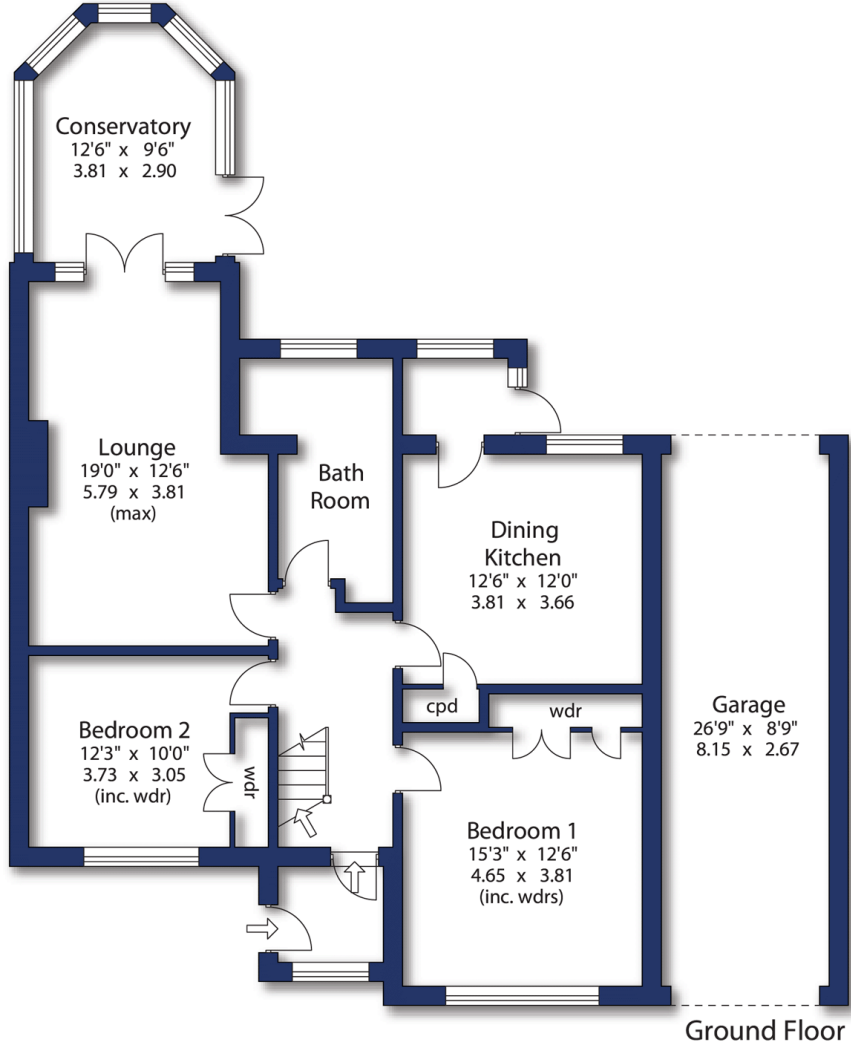
Referral fees

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



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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