



Offers In Excess Of:  
£300,000

- Highly sought after village
- Now requiring modernisation throughout
- Two double bedrooms and shower room
- Dining kitchen and rear entrance hall
- Lounge with feature fireplace
- Useful attic and shower room
- Ample off street parking
- Private rear courtyard garden

## Broadgates, Main Street, Scotton, Knaresborough, HG5 9HS

A deceptively spacious two bedroom detached bungalow, now requiring modernisation, situated within this highly regarded village together with private courtyard gardens and off street parking.

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**dacres.co.uk**   



## Broadgates, Main Street, Scotton, Knaresborough, HG5 9HS

Knaresborough 2 miles, Harrogate 6 miles, Ripon 10 miles  
(all distances approximate)

### General remarks

With gas central heating and uPVC double glazing the property briefly comprises; a central reception hall and well-proportioned

lounge with feature fireplace and windows to two elevations. The dining kitchen comprises a range of matching wall and base units with granite working surfaces and splashbacks over. There is a double oven and microwave and space for further appliances. A rear entrance hall has space and plumbing for a washing machine and glazed door to the private rear terrace. There is also a staircase to the first floor. There are two double bedrooms on the ground floor, both having walk-in wardrobes, and there is a house shower room. From the rear hall a staircase leads to a useful attic with eaves storage and further shower room beyond.

Outside, a driveway provides ample off street parking and there is a deep lawned garden to the front with maturing trees offering a good degree of privacy. There is a private terrace to the rear which will be ideal for those entertaining.

Scotton is a highly regarded village with a popular public house / restaurant and is situated close to the historic market town of Knaresborough 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 also convenient and the A1(M) provides access to the commercial centres of North and West Yorkshire.

## Directions

Proceed out of Knaresborough on the B1615 Ripley Road, turning right onto New Road towards Scotton, where the property can be found further along on the left hand side clearly marked by our For Sale board.

what3words importers.adhesive.shackles

## Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

## Tenure, Services & Parking

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

## 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.

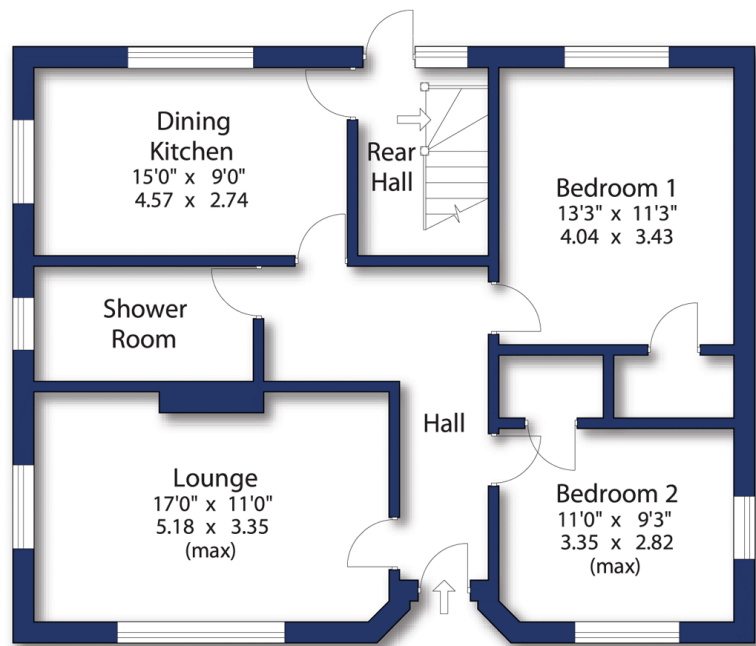
## Referral fees

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.

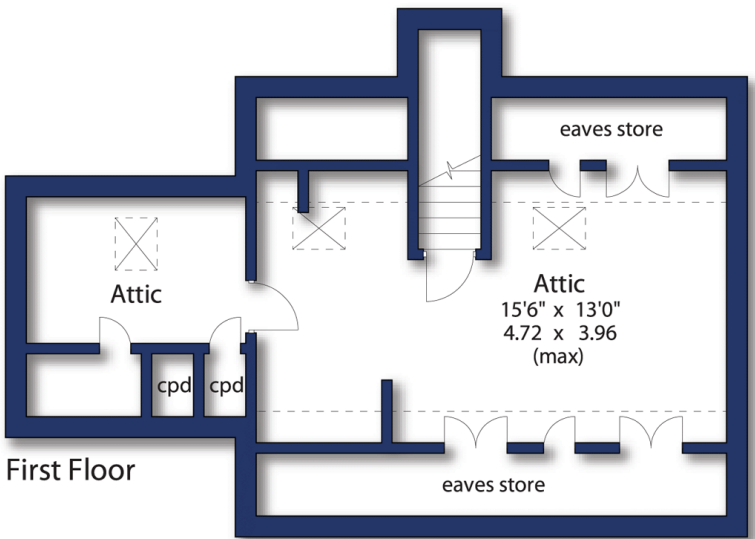
Dacres Ref: KNA260258



Floorplans

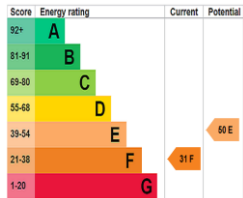


Ground Floor



First Floor

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