



Lismore, 32 Havikil Park, Scotton, Knaresborough, HG5 9JL

A beautifully appointed and substantially extended four bedroom detached bungalow situated at the head of a cul de sac, together with ample off street parking and impressive private rear gardens extending in all to 0.23 acres (0.09 ha) situated within this highly regarded village.

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Harrogate 6 miles, York 20 miles, Leeds 20 miles (all distances approximate)

Guide Price: £750,000

- Highly sought after village
- Beautifully appointed throughout
- Four double bedrooms and three luxury bath/shower rooms
- Large breakfast kitchen with integrated appliances and separate utility
- Impressive lounge with log burning stove
- Superb garden room
- Ample off street parking
- Delightful private enclosed rear garden



General remarks

With gas central heating and UPVC double glazing, the property briefly comprises reception hall which leads into an inner hall with access to the roof void via a folding loft ladder to a partially boarded loft with electric light installed.

An attractive lounge has a picture window and French Doors enjoying a delightful aspect over the private garden and there is a feature log burning stove.

The dining kitchen comprises a comprehensive range of matching painted wall and base units with granite working surfaces and tile splash backs over, there is a matching breakfast bar and integrated appliances include twin dishwashers, twin ovens with induction hob and filter hood over, integrated microwave and space for an American style fridge freezer.

The kitchen opens through into the garden room which again has large sliding doors with picture windows, taking full advantage of the views over the rear garden. Beyond is a drying room separate utility and a study which could be used as the fourth bedroom.

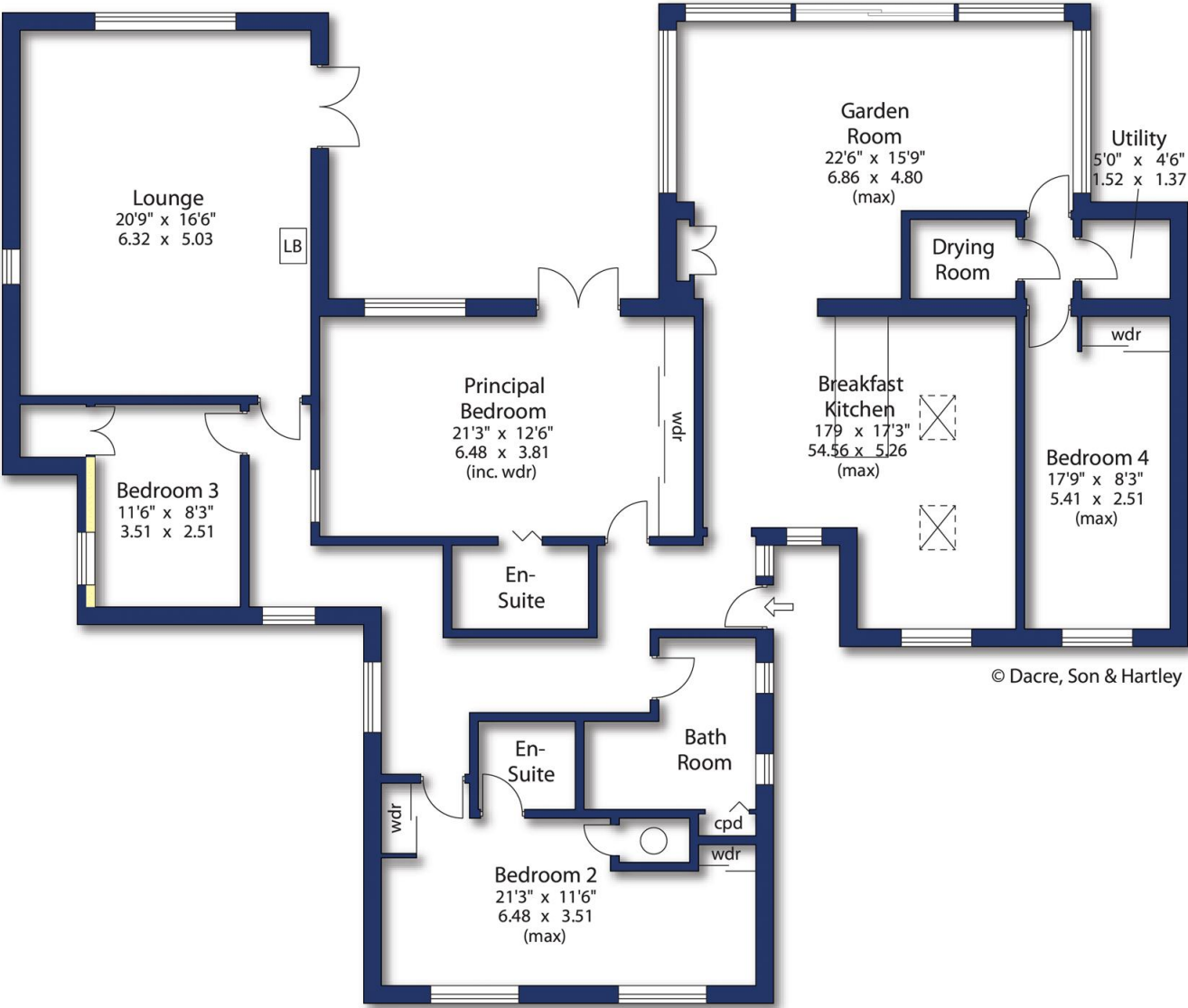
A contemporary principal bedroom has a picture window and French Doors to the rear, a range of built in wardrobes and a luxury fully tiled en suite shower room. A large guest bedroom also has a built in wardrobe and two built in cupboards, there is also a luxury en suite shower room. A third double bedroom has a deep built in cupboard and the house bathroom comprises a free standing bath with large walk in shower with shower jets, concealed system WC and wash hand basin with vanity cupboard beneath.

Outside a gravelled driveway provides ample off street parking and sets the property well back from the cul de sac. A further feature of the property is the fabulous enclosed garden which offers an excellent degree of privacy and extends in all to 0.23 acres (0.09 ha) and would be ideal for those entertaining and for those with family requirements.

Leading from the house there is a large terrace leading onto a gravelled area with many specimen shrubs and trees, there is also a large deck linking the terrace to the sitting room, beyond in a lawned garden and further large deck, there is further gravelled areas for ease of maintenance with a timber workshop with electric light and power installed. There are raised vegetable beds and two timber garden sheds.

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 main line links. The southern bypass is also convenient and the A1M provides easy access to the commercial centres of North and West Yorkshire.

Floorplans





**Mortgage
Advice Bureau**

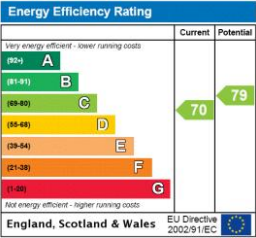
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Contact us



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Directions

Proceed out of Knaresborough on the B1615 Ripley Road turning right onto New Road towards Scotton, at the T junction turn left and left again into Havikil Park bare left and proceed to the head of the cul de sac where the property can be found directly ahead of you.

What3Words

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler
- Ample off street 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](https://www.gov.uk/check-for-flooding-in-england)

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.