DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



Hilltop Bungalow, Market Flat Lane, Scotton, Knaresborough, HG5

A rare opportunity to acquire a spacious three bedroom detached bungalow offering excellent potential for redevelopment, subject to all the usual consents and set amidst its own private grounds of 0.9 acres, together with ample parking, garage and outbuilding, situated within this highly sought after and convenient semi-rural location.

35a High Street, Knaresborough, HG5 0ET
Tel: 01423 864126
Email: knaresborough@dacres.co.uk
dacres.co.uk







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Hilltop Bungalow, Market Flat Lane, Scotton, Knaresborough, North

Knaresborough 2 miles, York 19 miles, Leeds 20 miles (all distances approximate)

Guide Price: £650,000

- Prime semi-rural location
- Grounds extending to 0.9 acres
- Spacious detached bungalow
- Now requiring comprehensive modernisation throughout
- Excellent potential for extension or redevelopment subject to all the usual consents
- Ample off street parking, detached garage and outbuilding







General remarks

Hilltop Bungalow represents a rare opportunity to acquire a detached bungalow which is now requiring comprehensive modernisation throughout but has plans created under Permitted Development subject to Prior Notification to create a substantial four bedroom detached family home with further potential for development, subject to all the usual consents. The property sits well back from the road in 0.9 acres of land, and to the side enjoys breathtaking views over the adjoining fields.

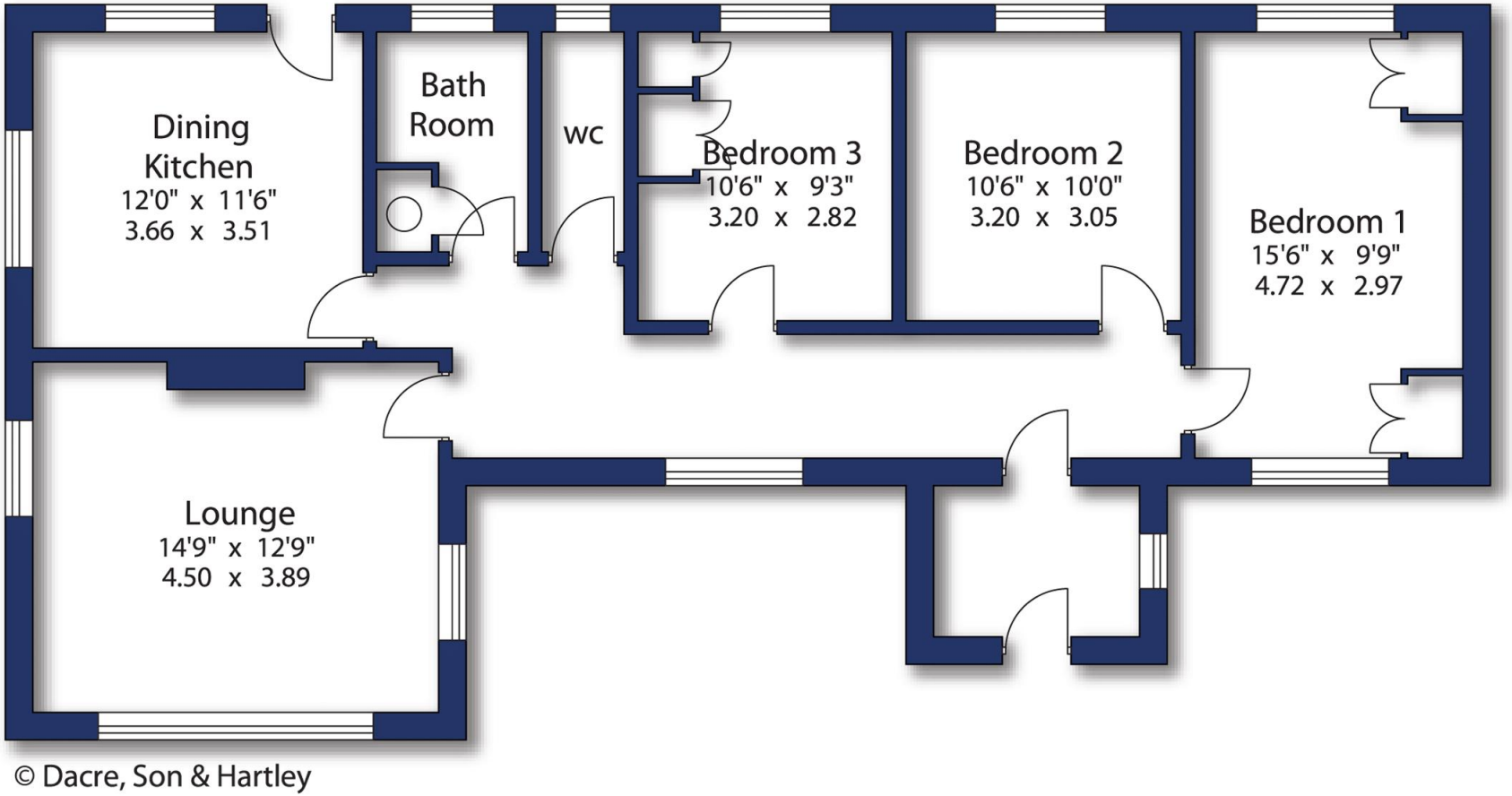
Viewing is highly recommended, and with oil fired central heating and uPVC double glazing, the property briefly comprises: entrance porch leading into the reception hall. A lounge has a triple aspect and open fire. The dining kitchen enjoys a delightful long distance aspect and has a panel and glazed door to the rear. The property currently comprises three double bedrooms and house bathroom and separate WC.

Outside there is a large detached single garage (18'9 x 15'3) and there is a detached outbuilding (15' x 10'9) housing the oil tank.

The property is approached via a five bar gate and a long driveway leads up to the bungalow where there is a large gravelled turning area and access to the garage. There is a deep lawned area to the front of the property which sets it well back from the road. There is also a gravelled area to the rear and detached outbuilding, beyond is the potential to create a large lawn with mature apple tree and a further grassed area to the side of the property with its own road access, where there are stunning long distance views.

The property is situated within this highly regarded and convenient semi-rural location, situated between Scriven and Scotton. It is just a short distance from the excellent town centre shopping, recreational and schooling facilities available in this historic market town which also has the advantage of a railway station with mainline links. The southern bypass and the A1(M) are also convenient providing easy access to the commercial centres of North and West Yorkshire.

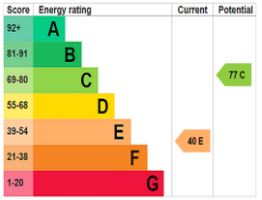
Floorplans



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Dacres Surveys
Call for a quote
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Contact us

01423 864126

knaresborough@dacres.co.uk

Directions

From the Knaresborough office proceed down the High Street and at the mini roundabout turn right onto Boroughbridge Road. Turn left onto Scriven Road and at the mini roundabout turn left. Bear round to the right and continue towards Lingerfield where the property can be seen on the right hand side, clearly marked by our For Sale board.

What3Words helpful.butlers.listed

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- There is no mains gas to the property and drainage is via a septic tank. Central heating is oil fired.
- Driveway parking and detached 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 £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: KNA260285