



VERITY
FREARSON

8 HAVIKIL PARK, SCOTTON, KNARESBOROUGH, HG5 9JL

GUIDE PRICE £475,000

8 HAVIKIL PARK, SCOTTON,

Knaresborough, HG5 9JL

A fantastic opportunity to purchase a four bedroomed detached property with an attractive garden and double garage situated in this quiet position on a cul-de-sac situated within this desirable village.

This substantial property has been well maintained but now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements and has significant potential for further extension, subject to obtaining the necessary consents. On the ground floor there is a large sitting room which leads to the dining room and conservatory, together with a kitchen, large utility room and downstairs WC. Upstairs, there are four bedrooms and a house bathroom. To the front of the property there is a double-width driveway which provides off-road parking and leads to the double garage., whilst to the rear there is an attractive lawned garden with well-stocked borders.

The property is situated on a quiet cul-de-sac in the heart of the popular village situated just a short distance from Knaresborough and is well served by excellent village amenities including the Guy Fawkes public house.

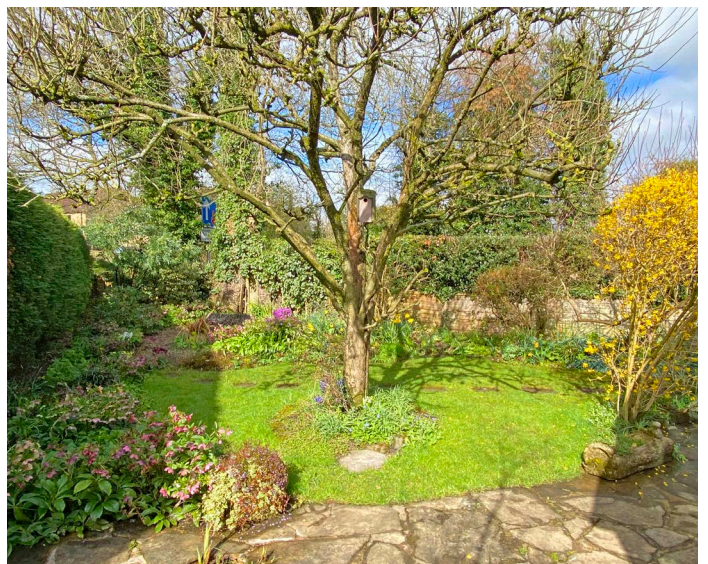


2 Reception Rooms · Conservatory · Kitchen · Utility Room · Cloakroom

4 Bedrooms · House Bathroom

Off-Road Parking · Large Double Garage · Attractive Lawned Gardens







ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

An attractive front door leads to a glazed With window to front and under-stairs cupboard.

CLOAKROOM

With WC and basin.

SITTING ROOM

A large reception room with a feature stone wall and fitted shelving. Bay window to front.

DINING ROOM

A further reception room with a window to rear overlooking the garden.

CONSERVATORY

Providing a further sitting area with windows and glazed doors with fitted blinds overlooking the garden.

KITCHEN

With a range of modern wall and base units with worktop and breakfast bar. Electric hob and integrated double oven, integrated dishwasher. Window to rear.

UTILITY ROOM

A particularly generous utility room with fitted units worktop and sink with integrated freezer and window to rear. External door to side and internal door leads to the integral garage.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front. Fitted wardrobes.

BEDROOM 2

A double bedroom with fitted cupboard and window to front.

BEDROOM 3

A double bedroom with window to rear and fitted wardrobes.

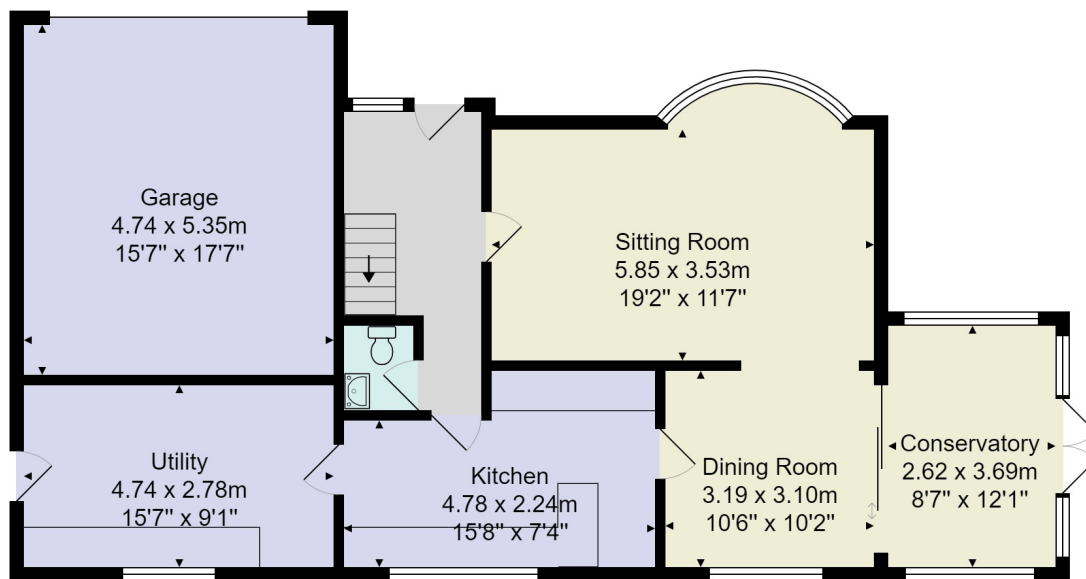
BEDROOM 4

A further bedroom with fitted wardrobes and window to rear.

BATHROOM

A white suite with WC, washbasin, and bath with shower above. Fitted cupboard.

FLOOR PLAN



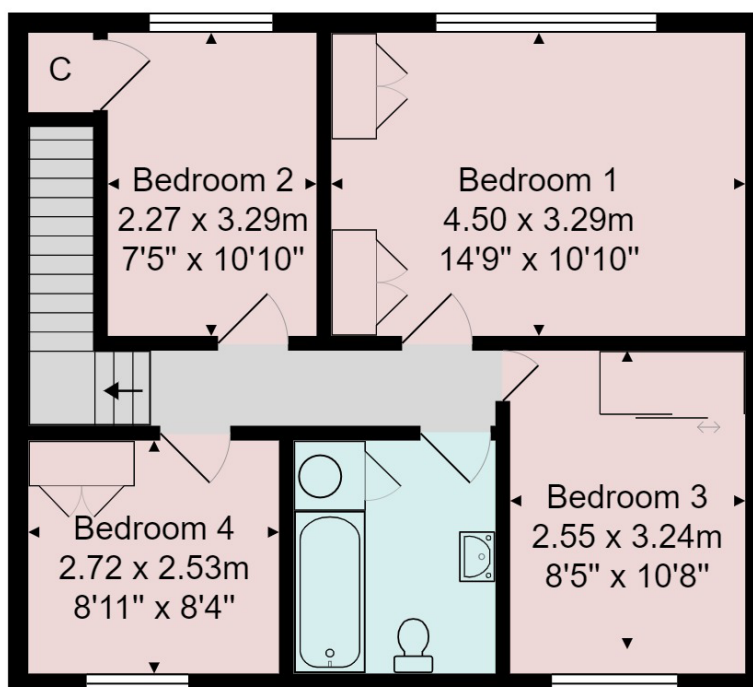
Ground Floor

Total Area: 161.0 m² ... 1733 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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First Floor

Outside

A drive provides off-road parking and leads to the large double garage with electric door. The rear of the property there is an attractive lawned garden with well-stocked borders, patio, pond and greenhouse.

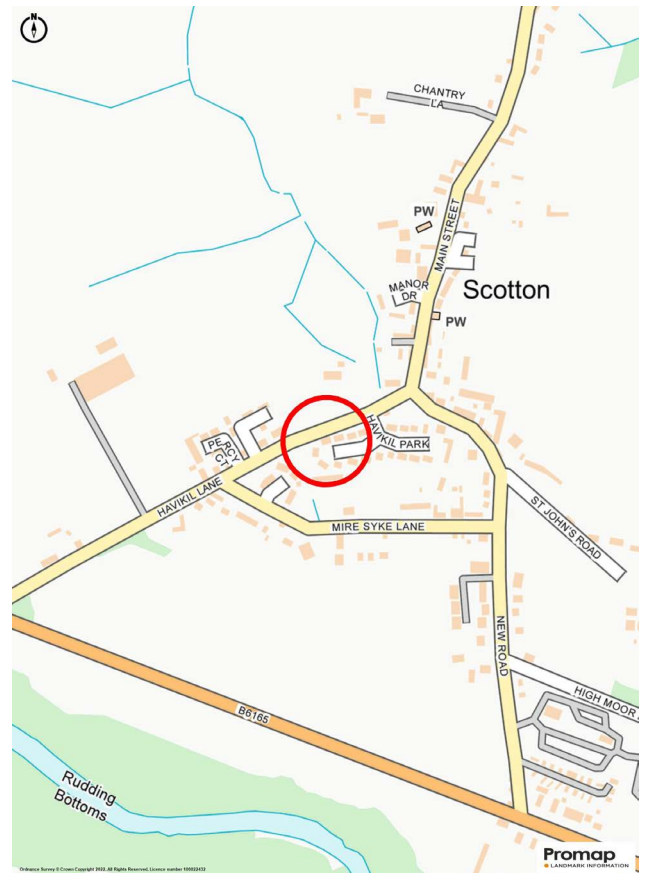
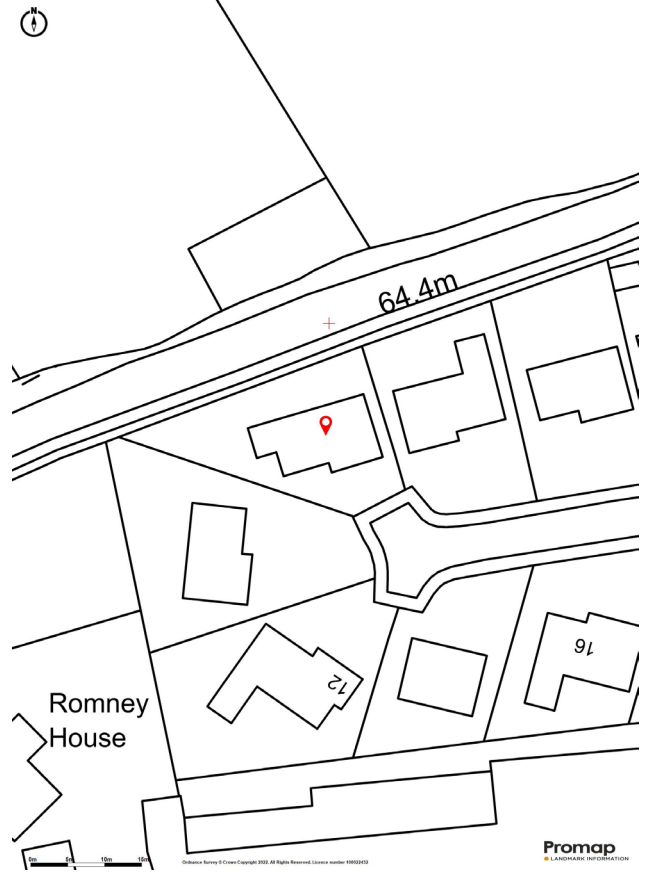
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	82
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		72	82
England & Wales		EU Directive 2002/91/EC	

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