



VERITY
FREARSON

3 POPLAR GREEN, MAIN STREET, SCOTTON, KNARESBOROUGH, HG5 9NA

£339,995

3 POPLAR GREEN, MAIN STREET, SCOTTON,

Knaresborough, HG5 9NA

A beautifully presented two-bedroom detached bungalow with an attractive garden, situated in the heart of this popular village between Knaresborough and Ripley.

This excellent property has been newly extended and refurbished to a high standard and now comprises generous accommodation with a large sitting room, modern kitchen, garden room, downstairs bedroom and shower room, in addition to a converted upstairs main bedroom with en-suite bathroom. The accommodation is appointed to a high standard and has the benefit of solar panels, new windows and doors and a new air-source heat pump heating system. The property has the benefit of an allocated parking space and has attractive gardens, including a lawn, well-stocked borders and paved sitting areas.

The property is situated in the heart of this popular village and is just a short drive from Knaresborough town centre, where a range of excellent amenities are on offer.



Sitting Room · Kitchen

2 Bedrooms · Wet Room · En-Suite Bathroom

Private Off-Road Parking Space · Attractive Lawned Gardens







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A spacious reception room with wood-burning stove.

KITCHEN

With a range of modern wall and base units with worktop and breakfast bar. Induction hob, oven, integrated washing machine, dishwasher and fridge / freezer.

BEDROOM 2

A double bedroom with window to front with fitted shutters.

GARDEN ROOM

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

WET ROOM

A white suite comprising WC, washbasin and walk-in shower.

FIRST FLOOR

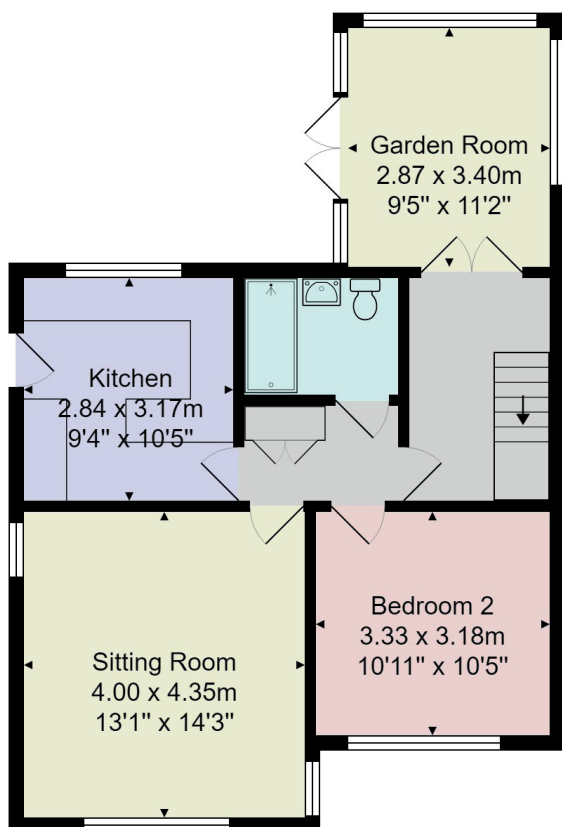
BEDROOM 1

A large double bedroom with fitted wardrobes and access to eaves storage space.

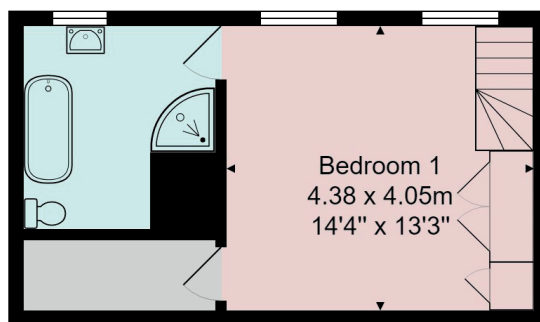
EN-SUITE BATHROOM

A white modern suite comprising WC, washbasin, shower and free-standing bath. Tiled walls and floor. Window to rear with fitted shutters.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 93.1 m² ... 1002 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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Outside

To the rear of the property, there is an attractive garden with lawn, patio, well-stocked borders, shed and summerhouse. To the front of the property there is a further garden with lawn and planted borders. The property has the advantage of a private parking space.

Agent's Note

The property has been fully refurbished in recent years by the current owner. The property has the benefit of the following -

- New air-source heating system.
- Solar panels
- New windows and doors
- New kitchen and bathroom
- Converted attic
- Landscaped garden
- New conservatory

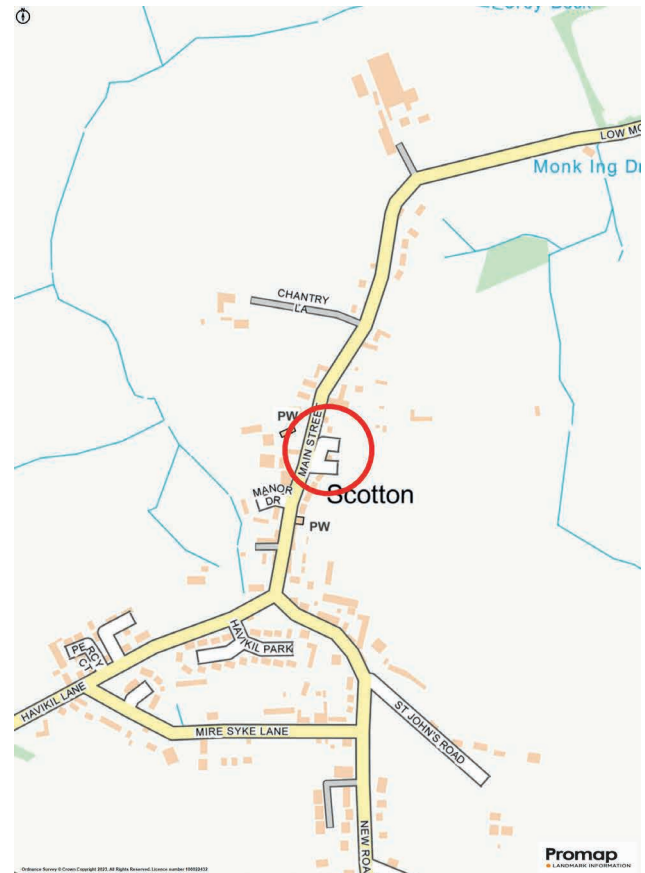
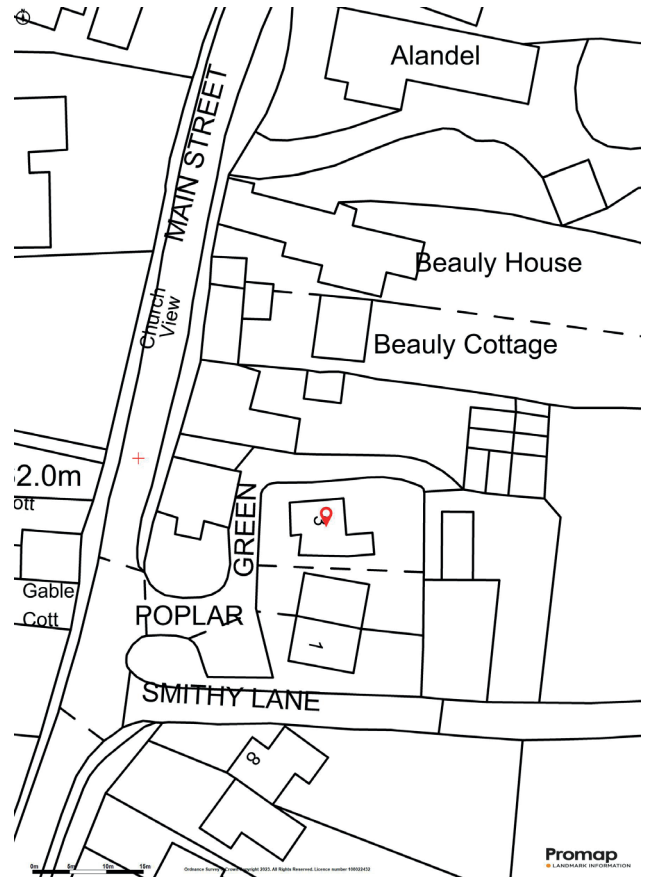
Services

The gas supply is currently disconnected.

Tenure

Freehold

Council Tax Band - D



| Energy Efficiency Rating | | Current | Potential |
|---|---------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | (92+) | | |
| B | (81-91) | 83 | 89 |
| C | (69-80) | | |
| D | (55-68) | | |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | | |

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