



VERITY  
FREARSON

3 HAVIKIL PARK, SCOTTON, KNARESBOROUGH, HG5 9JL

OFFERS OVER £475,000

## 3 HAVIKIL PARK, SCOTTON,

*Knaresborough, HG5 9JL*

**A superb three-bedroom detached family home located on a large plot with generous gardens to front and rear and offering excellent potential for extension, subject to the usual consents.**

This beautifully appointed home is situated at the head of a cul-de-sac within this highly regarded village, well placed within a five-minute drive from Knaresborough and on the edge of open countryside.

Scotton is highly regarded village with a popular public house / restaurant and is situated close to the historic market town of Knaresborough, where there are good shops, schools and transport links. The southern bypass is also close by, and the A1(M) provides easy access to Yorkshire's principal business districts. An viewing is highly recommended to fully appreciate the delightful large gardens and the potential to extend the accommodation. No forward chain.



2 Reception Rooms · Kitchen · Cloakroom

3 Bedrooms · Bathroom

Off-Road Parking · Garage · Lawned Gardens To Front And Rear · 2 Summerhouses











## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

With under-stairs storage cupboard and staircase leading to the first floor.

#### CLOAKROOM

With low-level WC and washbasin.

#### LOUNGE

An attractive reception room with feature wood-burning stove and windows to two side. Opens to -

#### DINING ROOM

With French doors leading onto the rear terrace, which takes full advantage of delightful private aspect over the large rear garden.

### KITCHEN

Comprising a range of modern wall and base units and work surfaces with tiled splashbacks. Siemens double oven, four-ring ceramic hob with hood above, integrated washing machine, dishwasher and space for a fridge / freezer.

### FIRST FLOOR

#### LANDING

With airing cupboard.

#### BEDROOMS

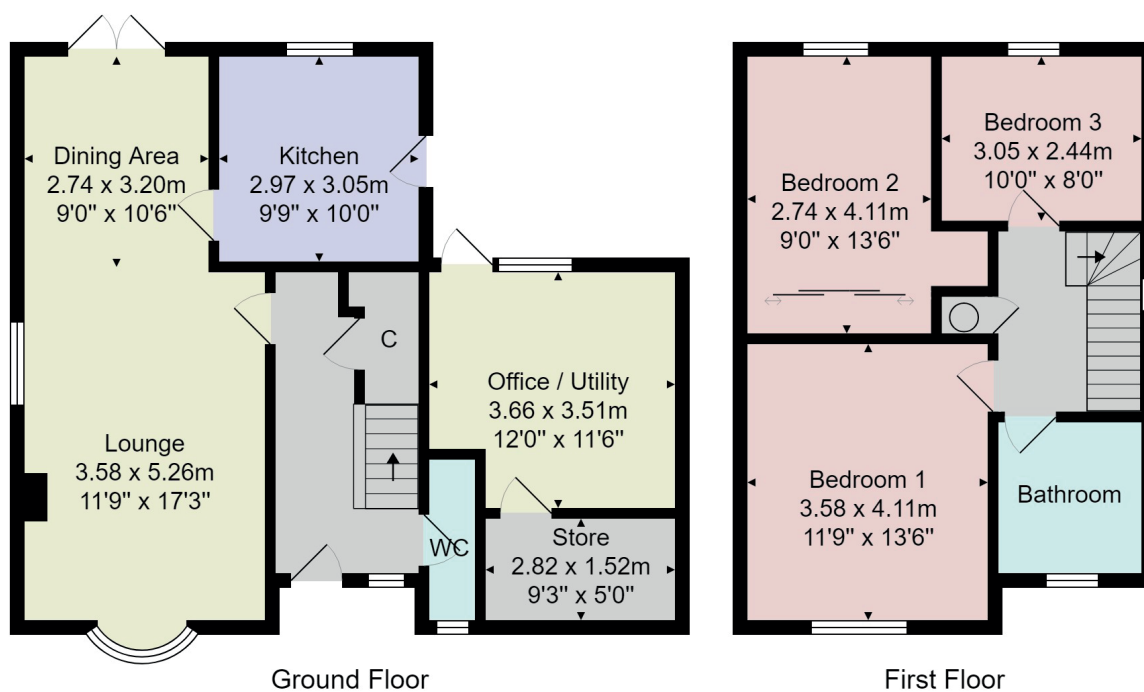
There are two double bedrooms and one large single bedroom. Two of the bedrooms enjoy a stunning aspect over the garden with long-distance views beyond.

#### BATHROOM

Being fully tiled, the bathroom comprises a matching three-piece white suite comprising bath with shower above, washbasin and WC.



# FLOOR PLAN



Total Area: 115.4 m<sup>2</sup> ... 1242 ft<sup>2</sup>

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

Open-plan lawned garden to front, together with a driveway providing ample off-road parking. The driveway leads to a former single garage which is currently divided into two storerooms, one of which is currently used as an office.

The principal feature of the property is the large private gardens, ideal for outdoor entertaining. There is a raised terrace leading to a large L-shaped terrace, which in turn leads to two summerhouses. There is also a timber garden shed, lawned garden with flowerbed borders, which includes many specimen shrubs and trees.

### Services

All mains services connected.

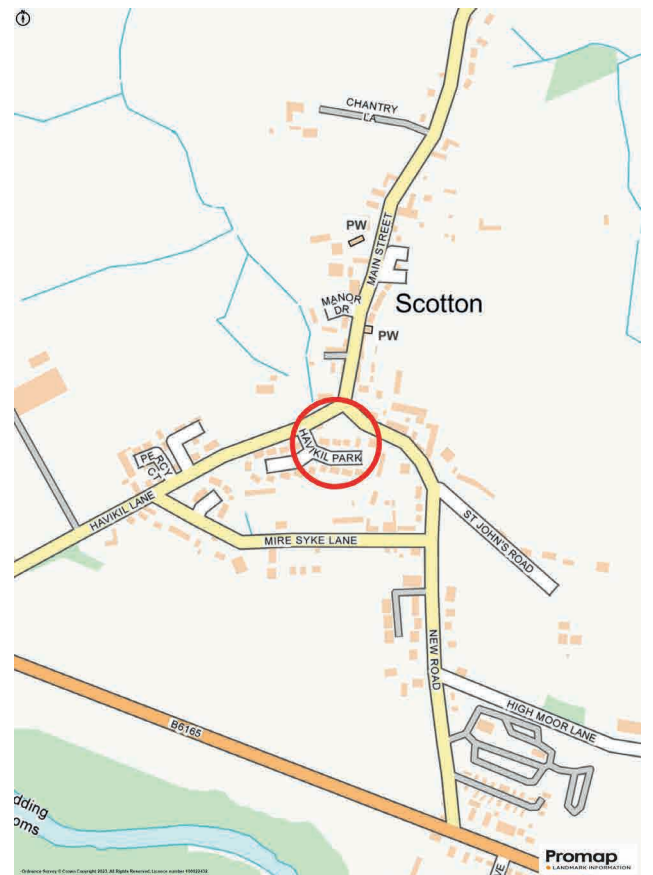
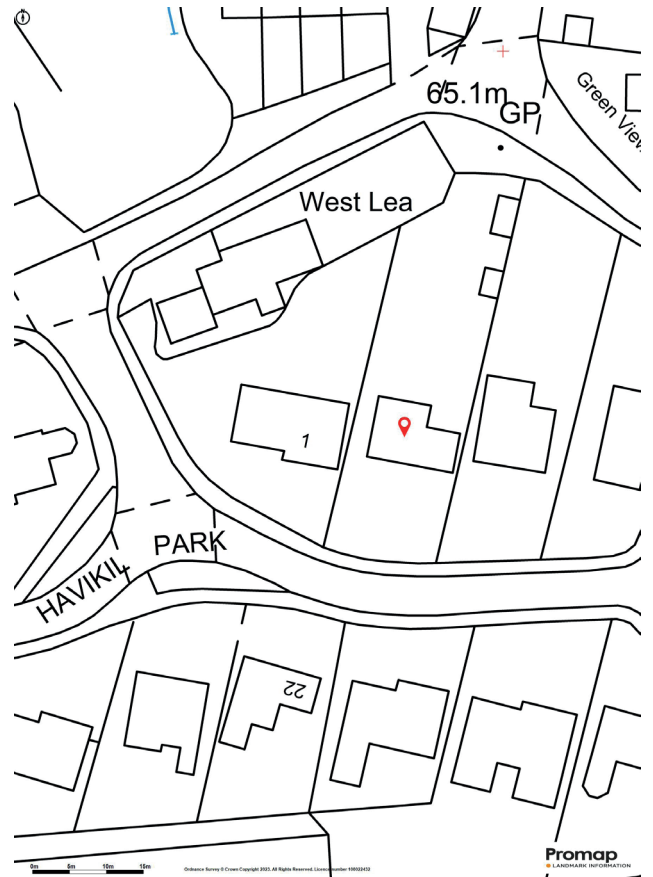
### Tenure

Freehold

### Council Tax Band - E

### Directions

Proceed out of Harrogate on the B1615 Ripley Road, turning right onto New Road towards Scotton. At the T-junction, turn left then left again onto Havikil Park. Bear left and the property is located on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	66	79
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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