



**1b Percy Court, Scotton, Knaresborough, HG5 9NG**

**£375,000**

## 1b Percy Court, Scotton, Knaresborough, HG5 9NG

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A very well-presented four-bedroom detached family house forming part of a small-scale and select development in the popular and highly convenient residential village of Scotton.

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This super home offers modern, well-appointed accommodation with the benefit of gas central heating and double glazing. The property occupies a corner plot with ample off-street parking and enclosed courtyard and garden areas. The property also owns a parcel of land opposite, which could be used as additional gardening or parking.

Scotton has a thriving community enjoying the benefit of a popular public house, church, village playing fields and village hall, whilst also being close to Scotton Lingerfield Primary School. The village is conveniently situated for easy daily access to both Knaresborough and Harrogate. An internal inspection is recommended.





## GROUND FLOOR

Front door leads to –

### ENTRANCE HALL

#### CLOAKROOM

Low-flush WC and corner washbasin.

#### LOUNGE

Double-glazed window to side and stone fireplace with multi-fuel stove. Laminate wood flooring and coved ceiling.

#### DINING KITCHEN

Double-glazed double French doors lead to the rear courtyard and side garden. Double-glazed window to rear. Extensive range of recently installed good quality, modern fittings incorporating a wine fridge. Plumbing for dishwasher.

#### DINING ROOM

Double-glazed window to front and laminate wood flooring.

#### UTILITY ROOM

uPVC exterior door to side. Plumbing for washing machine. Single-drainer stainless-steel sink unit and laminate wood flooring.

## FIRST FLOOR

### LANDING

Airing cupboard housing hot-water cylinder.

#### BEDROOM 1

Double-glazed window to side, laminate wood flooring and coved ceiling.

#### EN-SUITE SHOWER ROOM

Modern suite comprising low-flush WC, pedestal washbasin and corner shower cubicle. Windows to each side and fully tiled walls, Chrome heated towel rail.

#### BEDROOM 2

Double-glazed window to rear and laminate wood flooring.

#### BEDROOM 3

Double-glazed window to rear and laminate wood flooring.

#### BEDROOM 4

Double-glazed window to rear.

#### BATHROOM

Modern suite comprising low-flush WC, pedestal washbasin and panelled bath with shower attachment. Fully tiled walls and floor.

## OUTSIDE

The property occupies a generous corner plot with block paving to front providing ample off-street parking for several vehicles. To the rear there is a flagged courtyard garden, whilst to the side there is a further enclosed lawned garden.

## AGENT'S NOTE

An additional feature of the property is a parcel of land opposite, which could be used as additional garden or for parking.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 111.2 m<sup>2</sup> ... 1197 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			