



2 Manor Farm Way, Scotton, Knaresborough, HG5 9NH

£389,950

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A beautifully presented three-bedroom stone-built semi-detached house offering spacious and high-quality accommodation, an attractive garden and garage, situated in this popular village.

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This impressive property offers well-presented accommodation, appointed to a high standard throughout. There is a large open-plan sitting and dining room, together with a modern fitted kitchen, downstairs WC, three bedrooms, bathroom, and en-suite shower room. To the rear of the property there is an attractive garden with lawn and patio, plus a single garage and parking space.

Scotton is a popular residential village on the outskirts of Knaresborough, approximately only two miles from the town centre. The village is surrounded by beautiful countryside and within daily travelling distance of Harrogate. The village has a popular public house, outdoor recreation areas and there is also a well-regarded primary school in the adjacent village of Lingerfield.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING / DINING ROOM**

A spacious open plan sitting and dining room benefitting from dual aspect with large barn style windows to the front. Attractive fireplace with living-flame gas fire.

### **KITCHEN**

A stylish recently fitted kitchen with a range of quality wall and base unit with granite worktops. High end integrated appliances, including electric hob, double oven, dishwasher, washing machine and fridge / freezer.



### **CLOAKROOM**

With WC and washbasin.

## **FIRST FLOOR**

Three very generously sized bedrooms, Bedroom 1 is the master, double bedroom with fitted wardrobes and en-suite shower room. Bedroom 2 is a very spacious double bedroom and bedroom 3 is also a double bedroom.

### **BATHROOM**

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



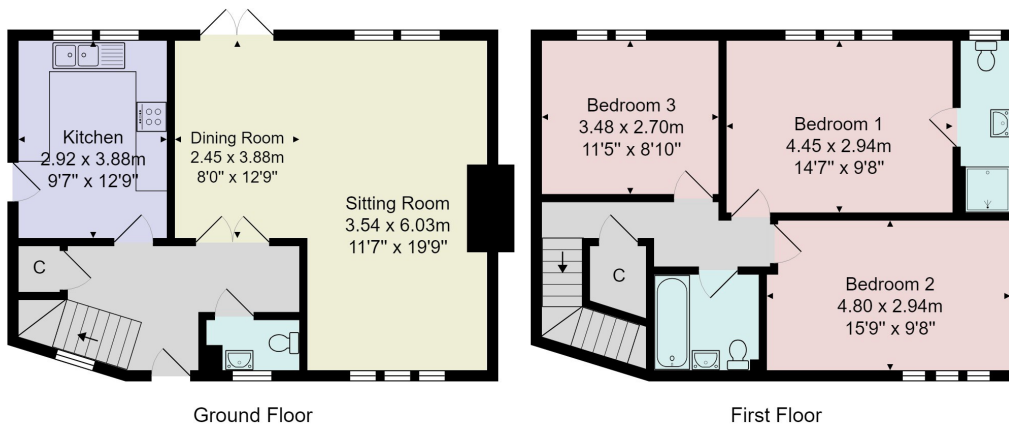
### **OUTSIDE**

To the rear of the property there is an attractive garden with lawn and paved sitting area. There is a single garage with light, power and powered door, and a parking space situated at the rear of the property.

**Tenure** - Freehold

**Council Tax Band** - D





Total Area: 118.2 m<sup>2</sup> ... 1272 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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