



Swallow Cottage, 2 Nidd View, Scotton, Knaresborough, HG5 9HL

£325,000

Guide Price

## Swallow Cottage, 2 Nidd View, Scotton, Knaresborough, HG5 9HL

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An attractive and beautifully presented stone built, middle of terraced property with a good sized garden situated in this delightful position on the edge of the popular village of Scotton overlooking the surrounding countryside.

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This super property has been updated and modernised to a high standard by the current owner and provides generous accommodation with a large sitting room with wood burning stove, a stunning dining kitchen with quality fitted units, two good sized bedrooms and a modern bathroom. The property has an attractive lawned garden at the rear as well as off road parking.

The property enjoys an attractive outlook to the front over the surrounding countryside and is located on the edge of the popular village of Scotton, situated just a short distance from Knaresborough and is well served by excellent village amenities including the Guy Fawkes public house.





## **GROUND FLOOR**

### **SITTING ROOM**

A porch leads to the sitting room which is a spacious reception room with window to front. Tiled porcelain flooring. Woodburning stove. Fitted shelving and cabinets.

### **DINING KITCHEN**

A large open plan kitchen and dining area with windows and glazed door overlooking the rear garden. The kitchen comprises a range of stylish and newly fitted wood fronted units with quartz worktop and 1 1/2 bowl sink and drainer. Induction hob, integrated oven and integrated fridge/freezer.



## **FIRST FLOOR**

### **BEDROOM 1**

A double bedroom with window to front enjoying an attractive outlook over the adjoining countryside.

### **BEDROOM 2**

A further good-sized bedroom with window to rear overlooking the garden.

### **BATHROOM**

A modern and newly fitted white suite, comprising WC, basin set within a vanity unit, bath and separate shower. Porcelain tiled floor and walls.



### **LOFT**

There is access to a part boarded loft with ladder providing useful storage.

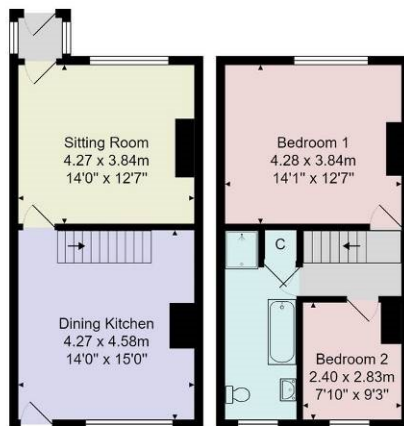
### **OUTSIDE**

A shared drive provides access to the rear of the property where there is parking for two vehicles. There is a good sized rear garden with lawn, well-stocked borders and paved sitting areas. Further attractive front garden.

**Tenure - Freehold**

**Council Tax Band - C**





Total Area: 74.6 m<sup>2</sup> ... 803 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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