



VERITY  
FREARSON

1 BAY HORSE MAIN STREET, SCOTTON, HG5 9HU

GUIDE PRICE £600,000

# I BAY HORSE MAIN STREET,

*Scotton, HG5 9HU*

**A stylish and immaculately presented four bedroomed semi-detached house with garage and attractive low maintenance gardens, situated in the heart of this sought after village which is surrounded by beautiful open countryside and close to the popular market town of Knaresborough with train links to Harrogate, York and Leeds.**

This impressive property has been updated and modernised to a very high standard by the current owner and reveals deceptively spacious accommodation. On the ground floor there are two good sized reception rooms together with a stunning open plan dining kitchen with glazed doors leading to the garden. There is also a downstairs WC and utility room. Upstairs there are four double bedrooms, each with fitted wardrobes, a modern bathroom and ensuite shower room. There is an attractive paved garden to the rear of the property as well as an additional gated garden area with attractive views over the surrounding countryside which is situated behind the single garage. There is also of road parking for two vehicles.



Sitting Room · Dining Room · Kitchen · Utility · Cloakroom

4 Bedrooms · Bathroom · En-Suite

Off-Road Parking · Single Garage · Garden







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A large reception room with bay window to front and glazed door, leading to the rear. Attractive, contemporary living flame gas fire.

#### DINING ROOM

A further reception room with bay window to front.

#### KITCHEN

With dining area and glazed doors leading to the garden. Tiled floor with under floor heating. The kitchen comprises a range of stylish fitted units with quartz worktops and breakfast bar. Range cooker, integrated dishwasher and fridge.

#### UTILITY

With fitted units, worktop, sink and integrated microwave. Space and plumbing for washing machine.

#### CLOAKROOM

With WC and basin.

### FIRST FLOOR

#### BEDROOM 1

A double bedroom with fitted wardrobes and skylight window.

#### ENSUITE

A white modern suite comprising WC, basin, set within a vanity unit, freestanding bath and large walk in shower. Tiled walls and floor with underfloor heating. Heated towel rail.

#### BEDROOM 2

A double bedroom with fitted wardrobes.

#### BEDROOM 3

A double bedroom with fitted wardrobes.

#### BEDROOM 4

A further good sized bedroom with fitted wardrobes.

#### BATHROOM

A white suite comprising WC, basin set atop a feature oak shelf and walk-in shower. Heated towel rail.

# FLOOR PLAN



Total Area: 154.4 m<sup>2</sup> ... 1662 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**

The property has an attractive paved garden to the rear providing an excellent outdoor sitting area. There is a single garage with electric door and parking for two vehicles. Further garden area to the rear of the garage, with decked sitting area, enjoying a delightful outlook over a stream and the surrounding countryside and there is space for a timber garden shed.

**Position**

The property is situated in the heart of the desirable village which has an award-winning pub, local sports facilities, and is convenient for Harrogate and Knaresborough, which was excellent transport links to the rest of the country, including London. Offered for sale with no onward chain.

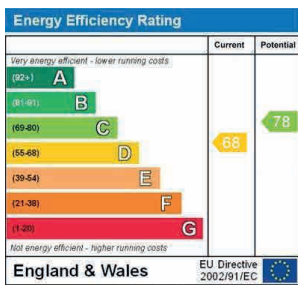
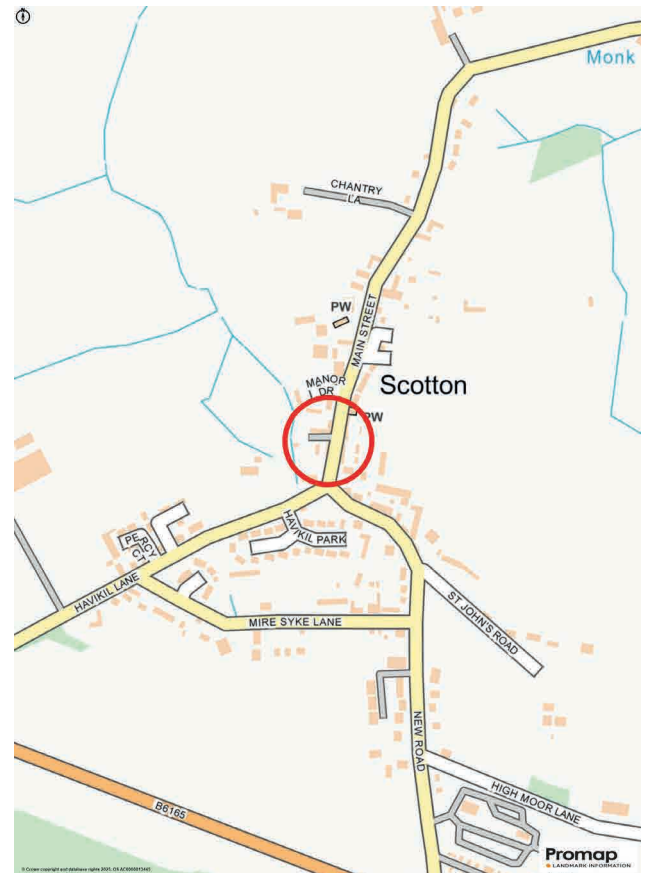
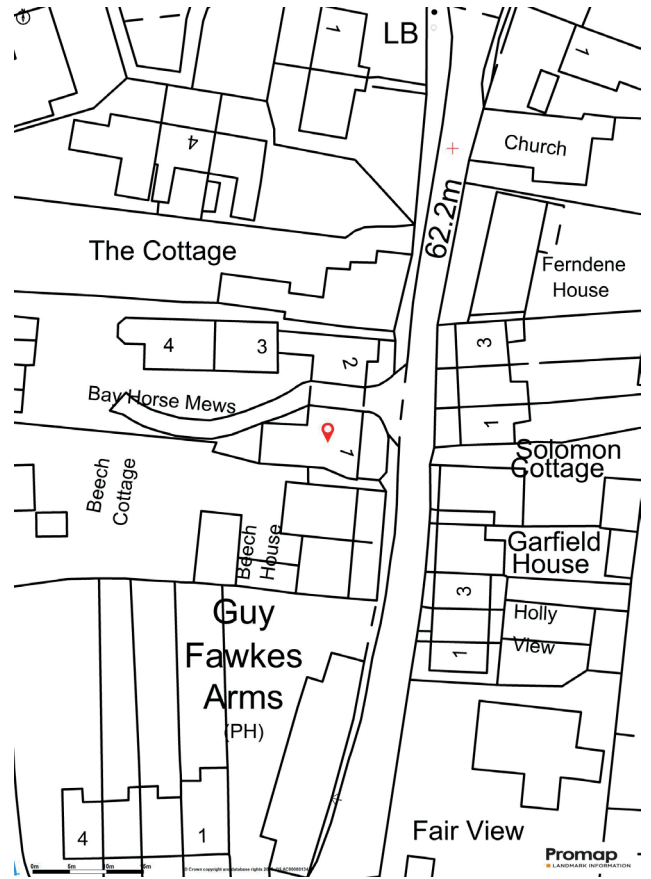
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - F**



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