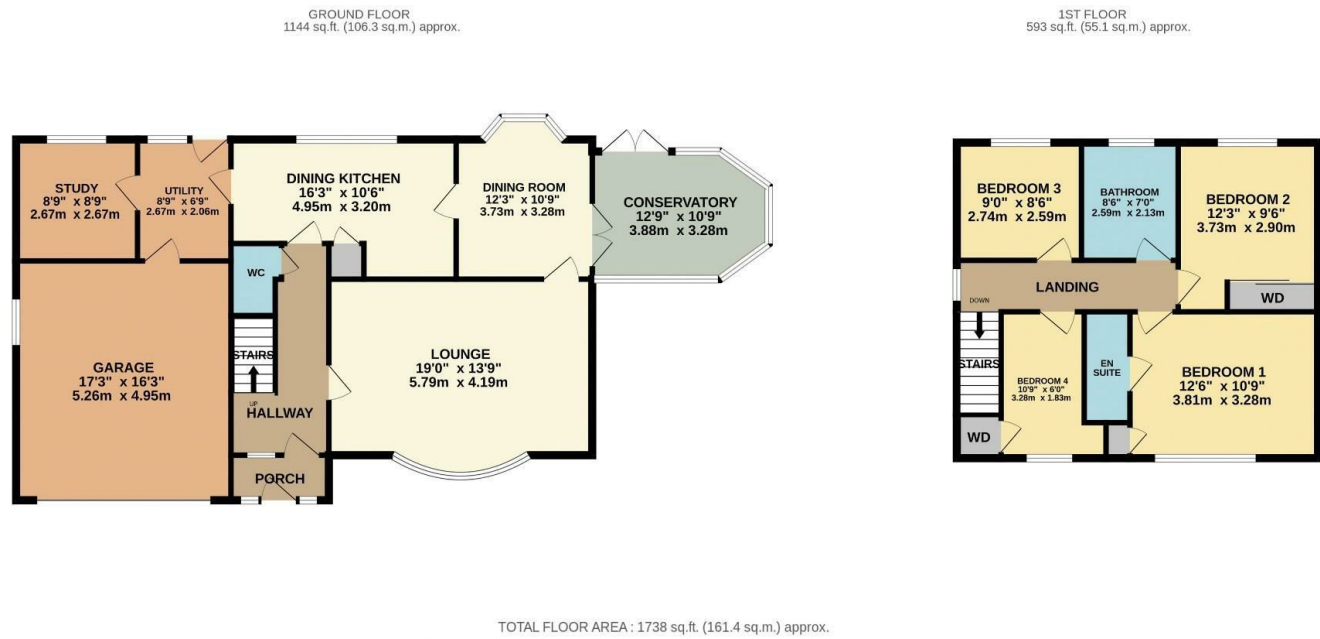
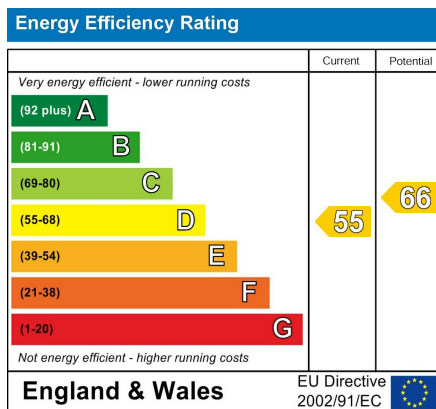


Floor Plan



Energy Performance Certificate



Directions

Proceed from the first Ripley roundabout toward Knaresborough. Take a left turning into Havikil Lane and drive into Scotton and just before the pub, turn right into Havikil Park where the property is the first on your right, clearly marked by a Hopkinsons For Sale board.

Council Tax Band F Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.

**£550,000**

2 Havikil Park, Scotton, Knaresborough, HG5 9JL

4 Bedroom House - Detached

**A beautifully presented four bedroomed detached home offering spacious and flexible living accommodation throughout and benefitting from a corner plot and a superb location in the ever popular village of Scotton.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

With gas fired central heating and newly installed double glazing the living accommodation comprises, entrance porch, entrance hallway with a lovely solid oak and glass banister, spacious lounge with feature electric fireplace, dining room with a double doors leading into the conservatory which overlooks the well maintained gardens and has doors out into the garden and onto decking.

There is a fitted kitchen with integrated appliances including fridge and freezer, dishwasher, double Neff oven and a breakfast bar. Separate utility room with a doors leading to the study, rear garden and the integral double garage (measuring 17'9" x 16') with power and lighting and an electric garage door.

On the first floor the landing leads to the master bedroom with built in wardrobe and an ensuite shower room with walk in shower, w/c and hand basin. Second double bedroom with fitted wardrobes, third double bedroom, fourth bedroom with useful storage cupboard and a modern house bathroom with separate bath, walk in shower, w/c and hand basin. There is also a loft space which is accessed via a drop down ladder. There is a fantastic opportunity for more living accommodation with an extension over the garage which a few of the neighbouring properties have done to create further bedrooms or a master suite, subject to planning permission.

Outside to the front of the property is a gravelled driveway which leads to the double garage with power and lighting and an electric garage door. Fore garden with lawn which wraps round to the side of the property, well stocked flower beds and mature trees creating privacy. To the rear of the property is a great sized lawn, patio areas creating pleasant seating areas, large storage shed/summerhouse with a decking area.

