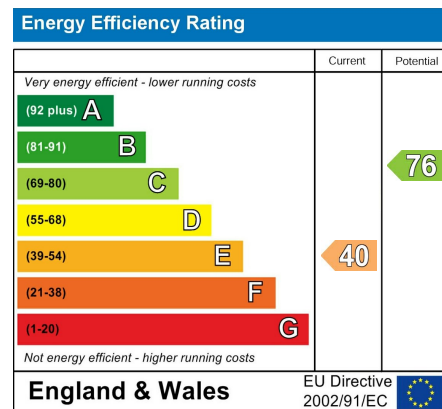


Floor Plan



Energy Performance Certificate



Directions

From Knaresborough proceed along the Boroughbridge Road and turn left onto Scriven Road. Continue into Scriven and proceed through the village with The Green on your left. Continue into Lingerfield on Market Flat Lane where the property will be found on the right hand side, 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.



Offers In The Region Of £795,000

The Close Market Flat Lane, Lingerfield, Scotton, Knaresborough, HG5 9JA

4 Bedroom House

**A rare opportunity to acquire this privately situated four bedroomed detached family home offering spacious and flexible living accommodation and with lots of potential for further development, benefitting from a superb location on the outskirts of the ever popular market town of Knaresborough. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

With oil-fired central heating and double glazing the living accommodation comprises; an entrance porch, inner hall, utility/boot room, lounge with patio doors leading into the conservatory which has open countryside views, good sized kitchen with integrated appliances, oil-fired Aga, useful storage cupboard and double doors leading into the dining room with wood burning stove and double doors leading out onto the decking which offers a fantastic entertaining space. There is also a rear entrance hall which is also used as a study area and a separate downstairs w/c.

On the first floor the landing leads to the Master bedroom with a walk-in dressing room and an ensuite bathroom with a separate bath, walk-in shower, w/c, bidet and hand basin. Second bedroom with built-in wardrobes, third and fourth bedrooms, house bathroom with shower over the bath, hand basin and useful storage cupboard and a separate w/c. There is further potential up in the loft space to create additional living accommodation.

Outside the property is approached by a shared gravelled driveway which leads to the private drive offering off-street parking for multiple vehicles and the double garage with power and lighting. There is a large lawn to the front of the property and wraps around to the side of the property, decking creating pleasant seating and entertaining areas to the rear which benefit from the countryside views. A fantastic wooden hut offers an amazing entrance space with a central fire pit seating inside and a hot tub both available by separate negotiation.

