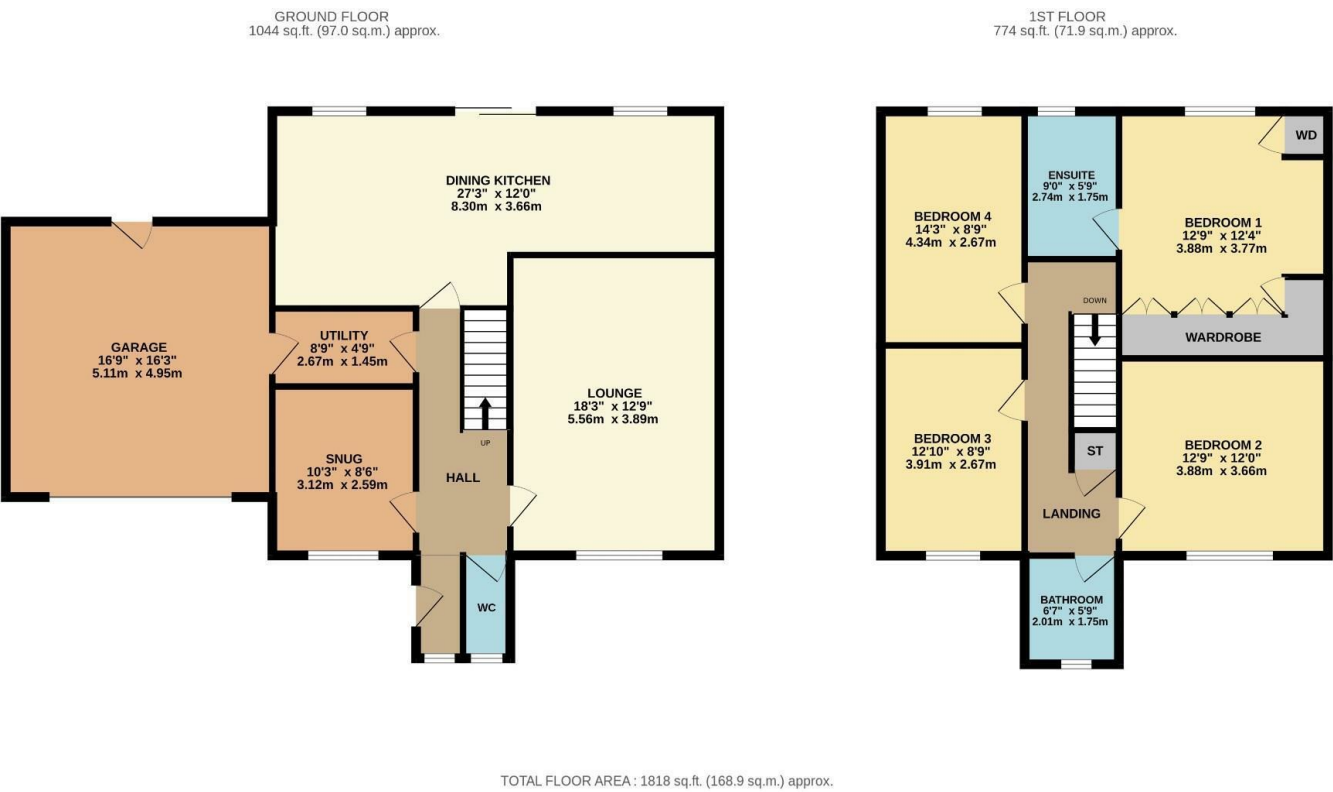
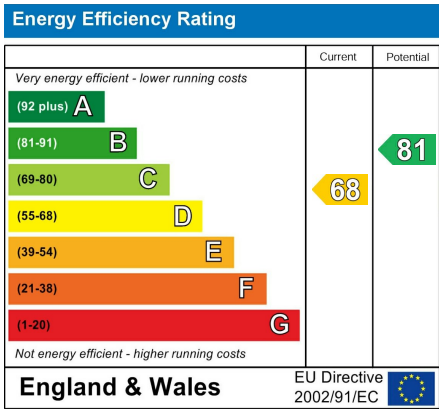


Floor Plan



Energy Performance Certificate



Directions

Proceed from Ripley proceed towards Knaresborough and turn into Havikil Lane. Then take the first left into Percy Court where you follow the road round to the left and the property is found straight in front of you at the head of the cul de sac.

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.



£575,000

3 Percy Court, Scotton, Knaresborough, HG5 9NG 4 Bedroom House - Detached

An immaculately presented four double bedroom detached family home offering well proportioned living accommodation throughout benefitting from open countryside views to the rear and a superb location on a quiet cul de sac in the ever popular village of Scotton. NO ONWARD CHAIN.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With gas fired central heating and double glazing the living accommodation comprises; entrance porch leading into the hallway, downstairs w/c, lounge with feature fireplace with a gas living flame fire, snug/office or playroom, open plan dining kitchen with modern fitted units with quartz worktops, integrated appliances including Neff ovens, induction hob, fridge freezer, dishwasher and a spacious dining area and double doors leading out onto the south facing rear garden. There is a separate utility room which has an integral door leading into the double garage (16'3 x 16'9) which has light power and an electric roller door and a back door leading out into the rear garden.

On the first floor the landing leads to the master bedroom with fitted wardrobes and an ensuite shower room with walk in shower, w/c and hand basin. Second double bedroom, third and fourth double bedrooms and modern house bathroom with shower over the bath, w/c and hand basin. On the landing there is a storage cupboard and also a drop down loft ladder from the landing which leads to a partially boarded loft offering useful storage.

Outside to the front of the property is a driveway offering off street parking for multiple vehicles which leads to the double garage. There is a pathway that leads round to the side of the property which leads to the back garden. At the rear there is an easy to maintain patio garden which is south facing which creates a perfect area for entertaining.

AGENTS NOTES: There are solar panels installed which generate an additional income of circa £2,000 per annum.

