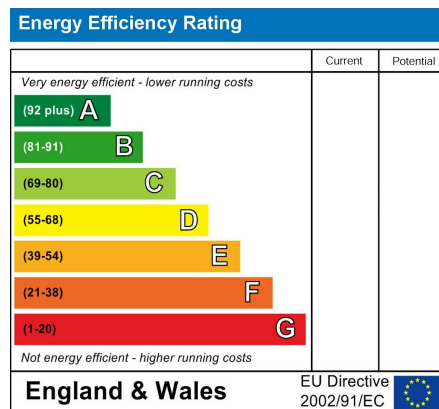


Floor Plan



Energy Performance Certificate



Directions

Proceed from the first Ripley roundabout toward Knaresborough. Take a left turning into Havikill Lane and drive into Scotton past the pub on your left, continue along Main Street and Beaully Cottage is easily found on the right marked by a Hopkinsons for sale board.

Council Tax Band A 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.



£465,000

Beaully Cottage Main Street, Scotton, Knaresborough, HG5 9HS

3 Bedroom Cottage - Semi Detached

A charming three bedroomed semi detached cottage which has been tastefully renovated keeping many of the original features offering flexible living accommodation and benefitting from a superb location in the heart of the ever popular village of Scotton.



HOPKINSONS
ESTATE AGENTS

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

Description

With central heating and double glazing the living accommodation comprises; entrance door leading into the lounge with flagged flooring and a feature fireplace with a wood burning stove, snug with double doors leading out into the garden, breakfast kitchen with a feature range. To the left of the lounge as you walk in from the front door there is a charming dining room or second reception room with stairs leading up to an occasional third bedroom or it would also make a fantastic office/studio.

With stairs leading upstairs from the breakfast kitchen, the landing leads to the Master bedroom with a modern ensuite bathroom with bath, w/c and hand basin, second double bedroom with built in wardrobes and more additional storage into the roof space, house shower room with walk in shower, w/c and hand basin. There is also a useful storage cupboard.

Outside to the front of the property is on street parking. To the rear is a fully enclosed, private patio garden which offers a fantastic entertaining area. There is also a useful storage area which is currently used for logs.

