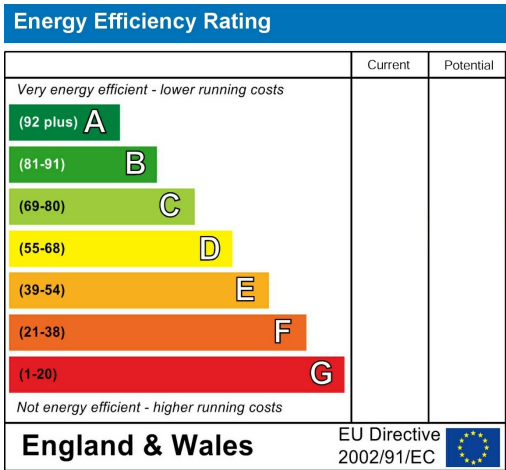


Energy Performance Certificates



Directions

Proceed from Knaresborough on the B1615 (Ripley Road) Turn right into New Road where the site is easily found on the right and Owl Lodge is the first property on the right hand side, clearly marked by a Hopkinsons for sale board.

Council Tax Band A Tenure Leasehold

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.



£125,000

Owl Lodge 1 Scotton Park, New Road, Scotton, Knaresborough, Yorkshire, HG5 9HH

2 Bedroom Park home

A very well presented two bedroomed lodge offering well proportioned living accommodation throughout benefiting from a superb location with countryside walks close by and amenities close by with a very good village pub within walking distance. 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; living room with electric fire and double doors leading out onto the decking area which offers a private entertaining space, kitchen with electric hob and oven, under counter fridge and freezer, a utility cupboard with plumbing for a washing machine and houses the gas central heating boiler. A good size conservatory offering a additional entertaining space which could be used as a lounge or dining area, hallway leading to the master bedroom with fitted wardrobes, second bedroom with built-in storage and house bathroom with electric shower over bath, hand basin, WC, and a heated towel rail.

Outside the front of the property is allocated parking for two vehicles, there is a gravel area, small lawn area and well stocked flowerbeds. To the rear is a private decking area and there are plenty of outside storage including a shed.

Located on the edge of Scotton village this small site of 26 units has a fantastic location with a short drive into the market town of Knaresborough.

AGENTS NOTE: Electric supplied by the site and billed every quarter normally about £60, service charge is £191 pcm which includes water.

