



**PLOT TWO, THE NURSERIES
NEW ROAD
SCOTTON**

£1,195,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A select development of only three, magnificent detached houses, offering a superb position within this sought after village to the north of Harrogate. The properties offer extremely spacious accommodation with far reaching views over open countryside.

Each house has been individually designed, with today's lifestyle in mind, having fantastic open plan living family kitchens, separate utility rooms, large bedrooms, most being en-suite, great loft rooms and large gardens.

Built by a renowned local builder, with a great eye for detail and design, the properties offer a unique site layout with great privacy and a 10 year builders warranty, as well as state of the art kitchens and bathrooms, aluminium windows and bi-fold doors.

5 Bedrooms

2 Reception Rooms

4 Bathrooms

New Build Property

DIRECTIONS - HG5 9HR

Leaving Harrogate on the Ripon Road pass through Killinghall and at the first Ripley Roundabout take the last exit signposted to Knaresborough (B6165). Turn left into New Road, where the properties are situated on the left hand side.

TENURE

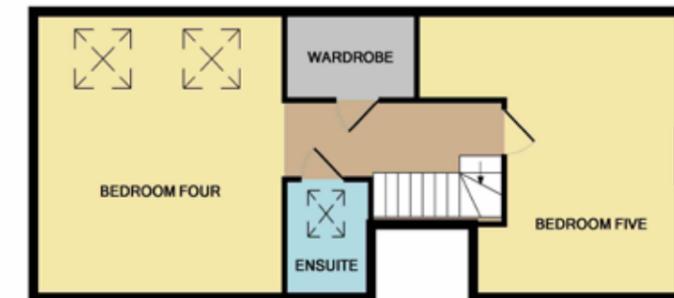
The tenure of the property is freehold.



GROUND FLOOR

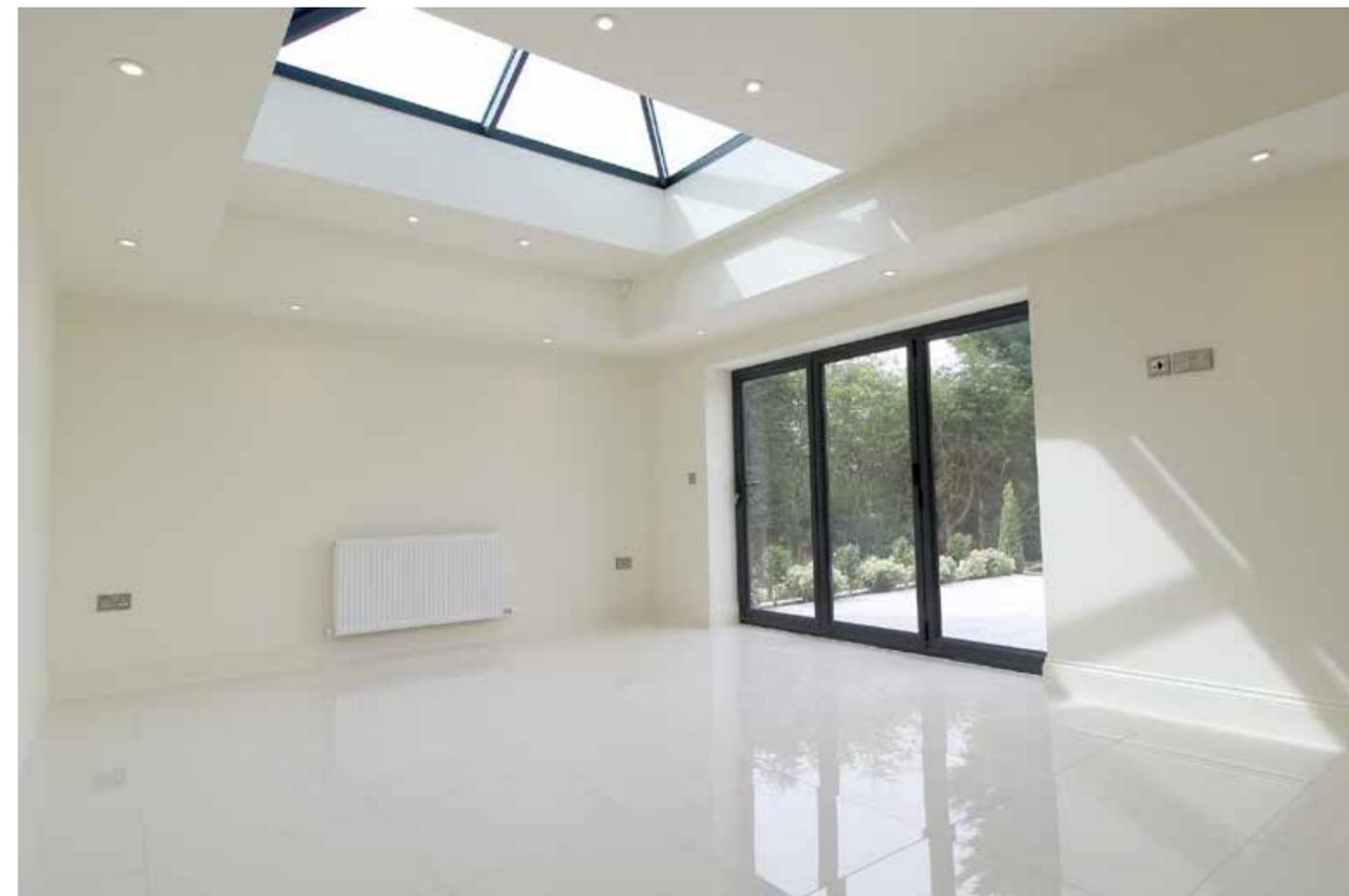


1ST FLOOR



2ND FLOOR

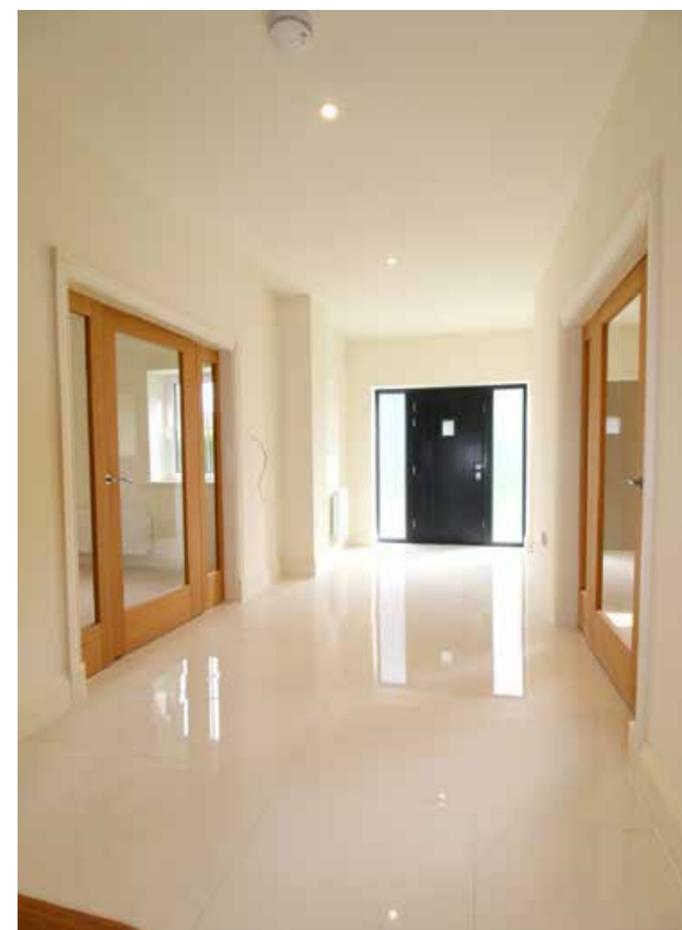




INSIDE

GROUND FLOOR

- Entrance Vestibule
- Entrance Hall
- Cloakroom with wc
- Living Room
- Living Kitchen
- Study
- Utility Room
- Garage





FIRST FLOOR

Landing
 Bedroom One
 En-suite
 Bedroom Two
 Dressing Room
 En-suite
 Bedroom Three
 Dressing Room
 En-suite

SECOND FLOOR

Bedroom Four
 En-suite
 Walk-in Wardrobe
 Bedroom Five

AGENT'S NOTE

The images shown are the interior of Plot 3. These will be updated once the property is finished.



OUTSIDE

A long driveway with electric security gate leads to a large forecourt drive and lawned gardens.

A side access leads to the rear where there is a fabulous patio with planted borders and steps to large lawned gardens with boundary fencing, flowering borders and hedging. The rear gardens are adjacent to open countryside.

GENERAL SPECIFICATION

Aluminium double glazed windows
 Gas fired central heating
 Full floor coverings throughout
 Bi-fold doors
 Inset spot lights to ceilings
 Glazed and oak staircase
 Fitted dressing rooms
 Fully tiled en-suites
 Electric garage doors
 Lawned and landscaped gardens
 10 year building warranty