



Westwood, 54 Scriven Road, Knaresborough, HG5 9EJ

An impressive and substantial five bedroom detached family home situated in a prime location enjoying delightful private gardens to three sides together with a double garage, outbuilding and ample off street parking, situated on the fringe of Knaresborough's historic market town.

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Harrogate 4 miles, York 18 miles, Leeds 17 miles (all distances approximate)

Guide Price: £1,000,000

- Prime residential location
- Attractive private gardens to three sides
- Well-appointed and spacious interiors
- Five double bedrooms / Five bath/shower rooms
- Four reception rooms / Superb living kitchen
- Ample off street parking
- Double garage and workshop

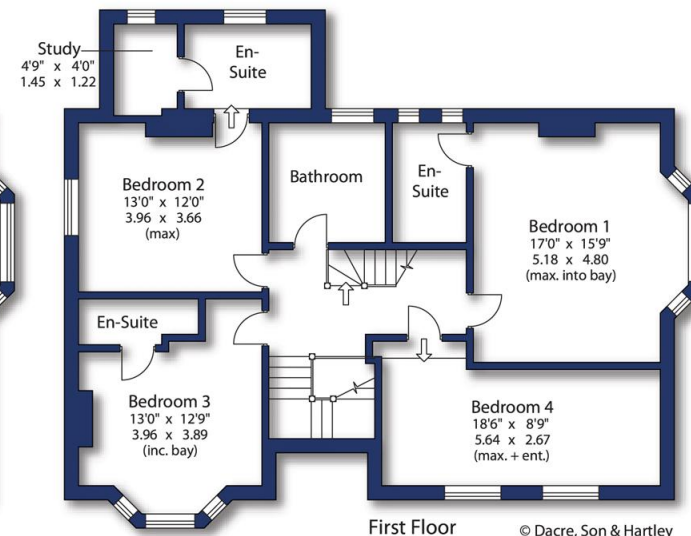
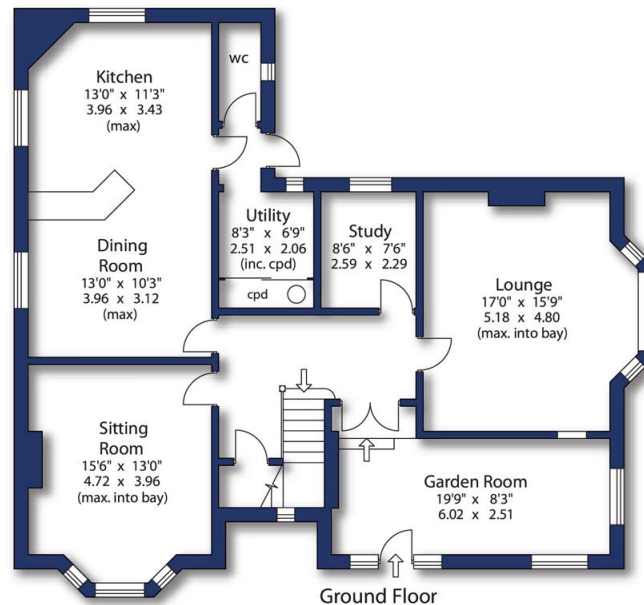
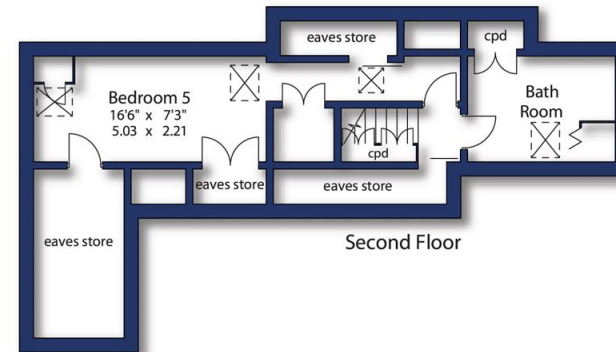
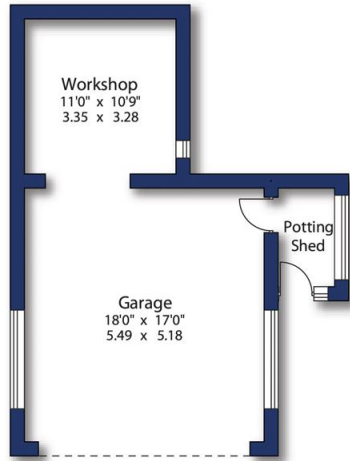


General remarks

Westwood represents an increasingly rare opportunity to acquire an impressive and substantial detached family home that was built in the 1930's and enjoys a delightful aspect from the first floor towards Jacob Smith's Park. Viewing is highly recommended to fully appreciate the spacious and versatile living accommodation which is on offer, and with gas central heating the property briefly comprises; covered entrance leading to a spacious garden room. Double opening doors lead into the reception hall with a wide return staircase leading to the first floor, and understairs storage cupboard. There is an impressive lounge with wood burning stove and a separate well-proportioned sitting room. There is also a separate study. The dining room opens out to a breakfast kitchen which comprises a range of matching wall and base units with granite working surfaces and tile splashbacks over. There is an oven with grill above, four ring induction hob with extractor canopy over, integrated dishwasher and space for an American style fridge/freezer. From the kitchen a door leads through into a utility room. There is also a ground floor cloakroom. A wide return staircase leads to a spacious first floor landing with staircase to the second floor. The principal bedroom has a modern en-suite shower room which comprises a large walk-in shower. The guest bedroom has an en-suite shower room and

beyond is a small study area. Bedroom three is another double bedroom with bay window and a modern en-suite shower room. There is a fourth double bedroom and a house bathroom comprises a matching white three piece bath suite. To the second floor there is another double bedroom with useful eaves storage and a further bathroom. Outside, the property is approached by double opening wrought iron gates to a driveway which provides ample off street parking and leads to a large detached double garage with workshop beyond which could create further accommodation subject to all the necessary consents. There are attractive private front gardens bounded by a stone wall and flowerbed borders with specimen shrubs and trees. There is an attractive terrace which leads to a lawned garden at the rear, offering a high degree of privacy. There is a side access with further lawned gardens. The gardens offer an excellent degree of privacy and security and will appeal to those entertaining and those with family requirements. The property is situated just a short distance from the excellent town centre shopping, recreational and schooling facilities available in this historic market town which also has a railway station with mainline links. The southern bypass and the A1(M) are also convenient providing easy access to the commercial centres of North and West Yorkshire. The property is also just a short distance from Jacob Smith's Park.

Floorplans



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Directions

From the Knaresborough office proceed down the High Street and at the mini roundabout turn right onto Boroughbridge Road. Turn left onto Scriven Road where the property can be found further along on the right hand side clearly marked by our For Sale board.

What3Words runs.aboard.flat

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains, gas, electricity, water and drainage are installed. Domestic heating is via a gas fired boiler.
- Driveway and detached garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: KNA260123

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