



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed out of Harrogate on the A61 towards Ripon, passing through Wormald Green and at the Bishop Monkton crossroad turn right into Moor Road towards the village (opposite Cascade Garden Centre). At the T junction turn left. Follow the road where the development can be found on the right hand side.

Plot 6 Gracemere, Harvest View Knaresborough Road, Bishop Monkton

£925,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

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MYRINGS
 Harrogate's Leading Family Estate Agent



Plot 6 Gracemere, Harvest View Knaresborough Road, Bishop Monkton, North Yorkshire, HG3 3QG

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We are delighted to offer for sale a beautiful new build home built by Kebbell homes to exacting standards offering a fantastic choice of living options in the highly desirable village of Bishop Monkton.

Plot 6 is a substantial five bedroom family home with a delightful, private rear garden of some size and lovely views over open fields to the front. It is accessed via a flagged patio pathway and opens via an imposing front door into a spacious central hall with a w/c and cloaks cupboard. French doors provide access into a lovely lounge centred around a feature living flame gas fireplace with a marble surround. Leading off to the right there is a bay fronted formal dining room with lovely aspects over the playing fields. To the rear elevation there is a stunning open plan living and eating space comprising of a superb fitted breakfast kitchen complete with a range of high quality units, integrated appliances, quartz work surfaces and heated porcelain tiled flooring. There is a dining area large enough for a good sized table and a family area with bi-folding doors which open on to the raised flagged patio seating area and good sized, enclosed lawned garden beyond.

Completing the ground floor is a useful separate utility room. Ascending to the first floor via a solid oak staircase, a central hall with large storage cupboards branches off on to five very well proportioned bedrooms all benefitting from fitted wardrobes. The master and bedroom two also offer stylish, porcelain tiled bathrooms. There is a house bathroom serving the other three bedrooms. This particular property also has the advantage of a double garage with power, lighting and electric doors as well as driveway parking for multiple cars. The development is situated within the heart of the popular village of Bishop Monkton which is conveniently located between Harrogate and Ripon, both of which are easily accessible and offer excellent schooling and everyday amenities. The A1M which links into the national motorway network is within a short drive, and the town centre train station in Harrogate provides a regular service to the main stations in York and Leeds. The picturesque village centre provides a variety of facilities including two churches, a school, village shop, two public houses and sports facilities.



Bus
2 minute walk



Main Roads
A1M - 6.6 miles



Train
Knaresborough - 8.8 miles



Airport
Leeds Bradford - 20.6 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band TBC

Tenure

Freehold