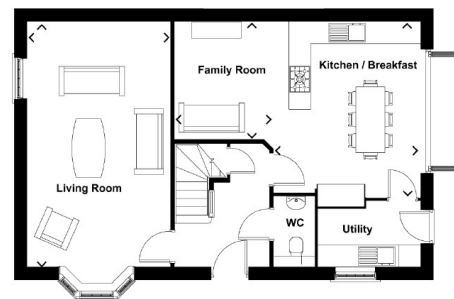


Ground Floor



First Floor

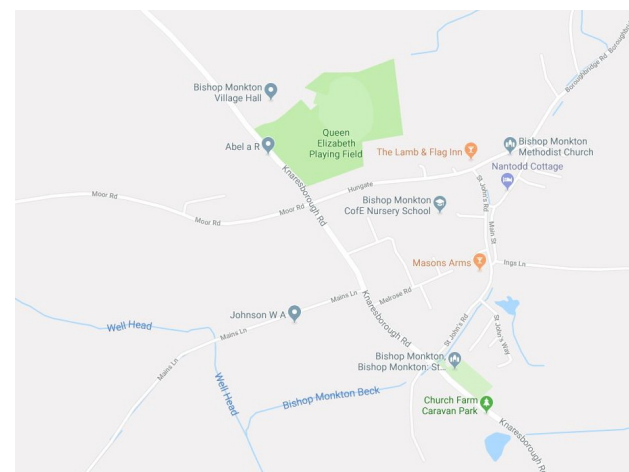


Ground Floor

Kitchen/Breakfast	15' 9" x 13' 1"	4.81m x 4.00m
Family Room	10' 6" x 8' 11"	3.20m x 2.71m
Living Room	22' 0" x 12' 10"	6.71m x 3.90m

First Floor

Master Bedroom	11' 0" x 10' 4"	3.35m x 3.15m
Bedroom 2	13' 0" x 10' 4"	3.95m x 3.15m
Bedroom 3	13' 2" x 9' 3"	4.02m x 2.81m
Bedroom 4	9' 3" x 9' 0"	2.81m x 2.75m



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.

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

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Proud Supporters



Plot 1 Aspen House, Harvest View Knaresborough Road, Bishop Monkton

£599,950

MYRINGS

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 2018 : TOP 100
 SALES & LETTINGS

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. PART EXCHANGE CONSIDERED AND HELP TO BUY AVAILABLE.

This house (plot 1), due for completion around November 2018 currently offers a prospective buyer the full range of options on the choice of kitchen and tiling. It is a lovely, spacious family home offering just short of 1600 square feet of accommodation along with a double garage and private

garden.
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