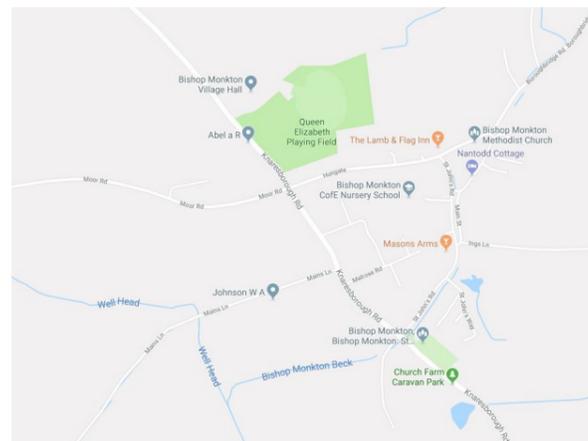




Whycrest

| Ground Floor      |                        |                      |
|-------------------|------------------------|----------------------|
| Kitchen/Breakfast | 21' 3" x 11' 5" (max.) | 6.71m x 3.49m (max.) |
| Living Room       | 19' 1" x 10' 8" (max.) | 5.82m x 3.25m (max.) |
| First Floor       |                        |                      |
| Master Bedroom    | 12' 10" x 12' 6"       | 3.92m x 3.82m        |
| Bedroom 2         | 11' 5" x 9' 2"         | 3.48m x 2.78m        |
| Bedroom 3         | 10' 2" x 8' 11"        | 3.08m x 2.72m        |



### 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 11 Whycrest, Harvest View Knaresborough Road, Bishop Monkton

£465,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 [myrings.property](http://myrings.property)

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**MYRINGS**  
 Harrogate's Leading Family Estate Agent



Plot 11 Whycrest, Harvest View Knaresborough Road, Bishop Monkton, North Yorkshire, HG3 3QG

 2  3  2

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 11), due for completion around March 2019 currently offers a prospective buyer the full range of options on the choice of kitchen and tiling. It occupies a super position within the heart of the development and benefits from having a single garage, parking for at least two cars

and a good sized 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