



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 where Harvest View 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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Whycrest Plot 11, Harvest View Knaresborough Road, Bishop Monkton

£465,000

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Harrogate's Leading Family Estate Agent



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

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Show Home Open 12.00 - 4.00 pm New Year's
Day 3 BEDROOM SEMI-DETACHED HOUSE
FOR SALE - The Whycrest is a delightful
cottage style home nestling in the sought after
village of Bishop Monkton known for its active
and welcoming village community and offers
delightful views over the adjoining fields
towards the North York Moors National Park.
Show Home Open Friday to Monday inclusive
10am to 5pm Tel 01765 676567

This delightful cottage home offers a well-
proportioned interior along with a fully turfed
garden. With high ceilings, Yorkshire sliding
sash windows, this home has a distinctive
country feel yet with modern high specification
fixtures and fittings
The kitchen comes with a range of quality
integrated appliances including a full size
fridge-freezer, dishwasher, wine cooler steam
bake oven, microwave 5 burner hob and
extractor. Along with Silestone work surfaces
this lovely kitchen then opens out to the family

dining area and sitting area and benefits from a
separate utility room
The formal lounge benefits from French doors
that lead onto a stone paved terrace and
lawned garden.
All 3 bedrooms have walk in wardrobes, Master
en-suite facilities and a separate house
bathroom all with Villeroy and Boch fittings and
vanity units
A private block paved drive with single garage
with remote controlled door. Landscaped
gardens come complete with a paved terrace
and an outside tap. The home has a security
system fitted for your peace of mind.
The Village offers a wide selection of amenities
including two welcoming pubs and a host of
sporting and recreation facilities making it an
ideal place to bring up a family or for
retirement. Convenient for both Harrogate and
Ripon with easy access to the A1, you will also
find it a haven for walkers and nature lovers
with the World Heritage Site of Fountains
Abbey on your doorstep along with the glories
of the North Yorkshire Countryside.



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