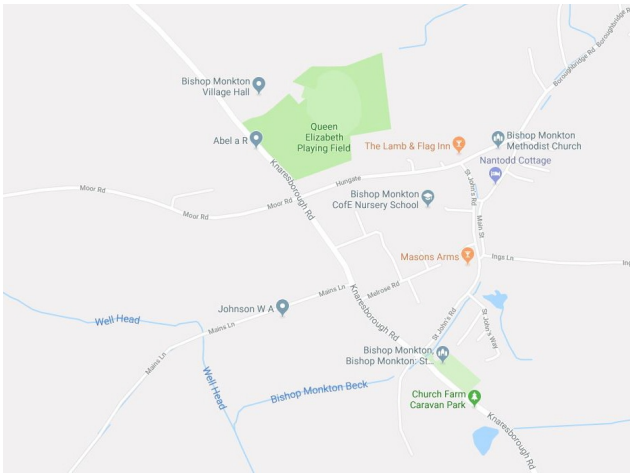




Molescroft

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.



Molescroft Plot 12, Harvest View Knaresborough Road, Bishop Monkton

£470,000

MYRINGS
Harrogate's Leading Family Estate Agent



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Molescroft Plot 12, Harvest View Knaresborough Road, Bishop Monkton, North Yorkshire, HG3 3QG

2 3 2

3 BEDROOM SEMI-DETACHED HOUSE FOR SALE - The Whycrest (PLOT 12) 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



Main Roads



Train



Airport

Fixtures & fittings	Services
Rating Authority Harrogate Borough Council Tax Band TBC	Tenure Freehold