



Ground Floor		
Kitchen/Breakfast	21' 4" x 13' 5"	6.51m x 4.10m
Family Room	16' 1" x 9' 8"	4.90m x 2.95m
Living Room	18' 8" x 12' 5"	5.70m x 3.90m
Garage	18' 6" x 17' 7"	5.64m x 5.35m

First Floor		
Master Bedroom	15' 2" x 13' 3"	4.64m x 4.04m
Bedroom 2	13' 9" x 10' 2"	4.20m x 3.10m
Bedroom 3	10' 8" x 10' 7"	3.25m x 3.23m
Bedroom 4	10' 7" x 10' 0"	3.23m x 3.05m



## 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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#MyFamilyValues



Owlsmoor Plot 2, Harvest View Knaresborough Road, Bishop Monkton

£799,000

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Harrogate's Leading Family Estate Agent





Show Home Open 12.00 - 4.00 pm New Year's Day 4 BEDROOM SEMI-DETACHED HOUSE FOR SALE - The Owlsmoor is a traditional double fronted Georgian farmhouse styled 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 imposing home offers an elegantly proportioned interior along with beautifully landscaped grounds. 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 and freezer, dishwasher, wine cooler steam bake oven, microwave 5 burner hob and extractor. The country look is complemented with a separate island and breakfast bar. With Silestone work

surfaces this lovely kitchen then opens out to the magnificent extensive open plan dining area and family sitting room with study recess. There is a separate utility room. French door lead onto a private stone paved terrace and fully turfed garden

The formal lounge benefits from French doors that lead onto the terrace. All 4 bedrooms have walk in wardrobes, two with en-suite facilities and a separate house bathroom all with Villeroy and Boch fittings and vanity units

A private block paved drive with double garage also with remote controlled door. Landscaped gardens come complete with paved terraces and an outside tap.

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