



Ground Floor		
Kitchen/Breakfast	23' 6" x 12' 0"	7.15m x 3.65m
Family Room	13' 11" x 12' 9"	4.24m x 3.90m
Dining Room	12' 4" x 10' 4"	3.76m x 3.16m
Living Room	18' 4" x 12' 1"	5.59m x 3.67m

First Floor		
Master Bedroom	12' 1" x 10' 5"	3.67m x 3.18m
Bedroom 2	12' 2" x 9' 10"	3.70m x 3.00m
Bedroom 3	12' 2" x 9' 0"	3.70m x 2.74m
Bedroom 4	9' 10" x 9' 2"	3.00m x 2.80m



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.



Mulgrave Plot 3, Harvest View Knaresborough Road, Bishop Monkton

£775,000

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

 3  4  3

WONDERFUL VILLAGE HOME FOR SALE - Mulgrave is a charming 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

[Download the Harvest View Brochure here.](#)

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. With Silestone work surfaces and a useful breakfast bar this lovely kitchen then opens out to the family dining area and into the Family garden room with a magnificent vaulted ceiling. French door lead onto

a private stone paved terrace and fully turfed garden
The formal lounge benefits from French doors that lead onto a second terrace and the separate dining room has an elegant bay window and long distance views. A separate dining room/large study also enjoys French doors that open on the enclosed garden making this a truly flexible home for those who enjoy views and easy access to the garden. 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