

Davis
Lund

St. Johns Road
Bishop Monkton
Harrogate
HG3 3QU

Guide Price £395,000





Accommodation

A newly renovated and much improved three bedroom cottage, revealing a deceptively spacious interior and occupying a picturesque setting, overlooking the beck in the quaint and highly sought after village of Bishop Monkton.

The cottage has just been fully redecorated and new floor coverings fitted throughout, whilst the bathroom has also been re-fitted, coming equipped with a stylish white suite. With two good size reception rooms and three double bedrooms, the property is sure to suit a range of purchasers, not least those looking for a holiday let.

On the ground floor the main entrance door leads into the good size living room, fitted with a fireplace and gas stove. Stairs rise to the first floor, whilst there is access to the rear garden and understairs storage, with space and plumbing for a washing machine. The open plan kitchen/diner is again a good size, with a tiled floor and wood burning stove. The kitchen comes fitted with a range of units and a pantry provides further storage. To the first floor there is a light and airy landing, three double bedrooms, loft access and the house bathroom, fitted with a modern white suite. The property also offers gas central heating.

Externally gated pedestrian access is available to the side of the cottages, leading to an enclosed courtyard garden, with wall and fence boundaries and being an ideal low maintenance space, to sit out and entertain. There is a small brick built shed housing the gas central heating boiler and then a further larger store, providing handy storage.

Situated in the ever popular village of Bishop Monkton, the cottage is ideally placed between Ripon and Harrogate. The village itself offers a range of amenities, including a public house, primary school and church, whilst also offering a great community spirit.

This delightful cottage is sure to be of interest to those looking to downsize into a character cottage, whilst it would also no doubt make a popular holiday let, with its picture postcard setting.

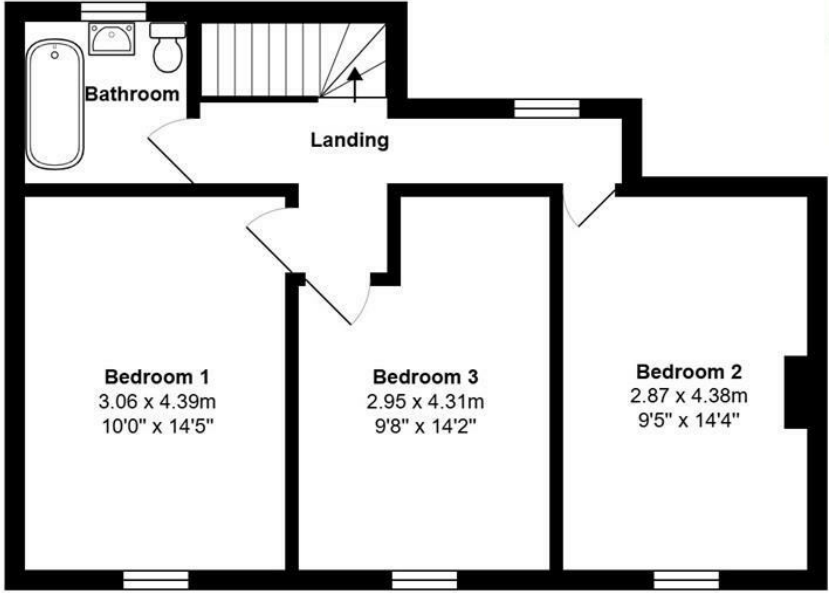




Floorplan



Ground Floor



First Floor



Outbuildings

Living Room
3.40 x 6.27m
11'2" x 20'7"

Kitchen/Diner/Family Room
5.22 x 5.20m
17'2" x 17'1"

Bedroom 1
3.06 x 4.39m
10'0" x 14'5"

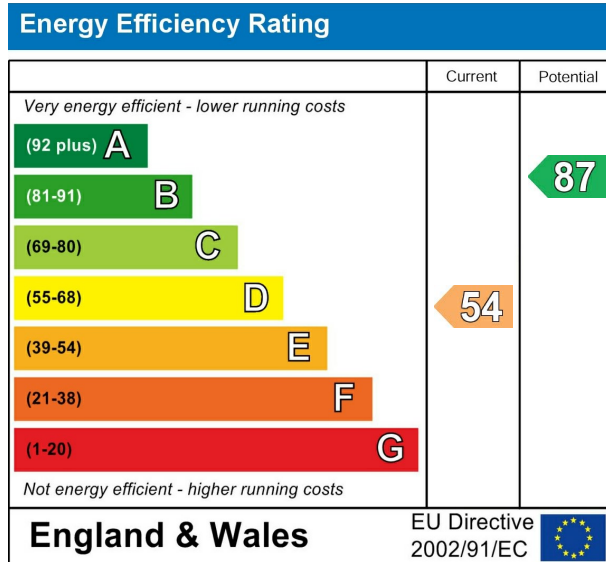
Bedroom 3
2.95 x 4.31m
9'8" x 14'2"

Bedroom 2
2.87 x 4.38m
9'5" x 14'4"

Outhouse
2.15 x 2.44m
7'1" x 8'0"



EPC



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