

Davis
Lund

Main Street
Harrogate
North Yorkshire
HG3 3QP
Guide Price £425,000





Accommodation

A charming three bedroom cottage, full of character and occupying a picturesque setting, overlooking the beck in the quaint and highly sought after village of Bishop Monkton.

The property sits on a good size plot, with generous private gardens, whilst also offering a single garage and driveway parking. Whilst already revealing spacious extended accommodation, the property does offer the scope to further extend, should the new owners wish and all subject to necessary consents. The cottage retains many period features, including exposed floorboards, ceiling beams and feature walls.

On the ground floor there is an entrance porch, leading into a dining/family room, with stairs rising to the first floor and access into the cosy main living room, being a good size and featuring a log burning stove. The great size open plan kitchen/diner is located to the rear of the house, fitted with an extensive range of units and offering access to the rear garden. To the first floor there is a landing, three good size bedrooms (two with fitted wardrobes/storage) and the modern shower room, fitted with a white suite and heated towel rail.

Externally there is a pretty garden to the front of the house, with pathway leading to the front door and views over the beck. The rear garden is a good size, being fully enclosed and offering a good degree of privacy, with fence and hedge boundaries. The garden comes well stocked, with an array of shrubs and plants. To the top of the garden, access is available to the garage and parking space, with a vehicle access lane, back to the main street.

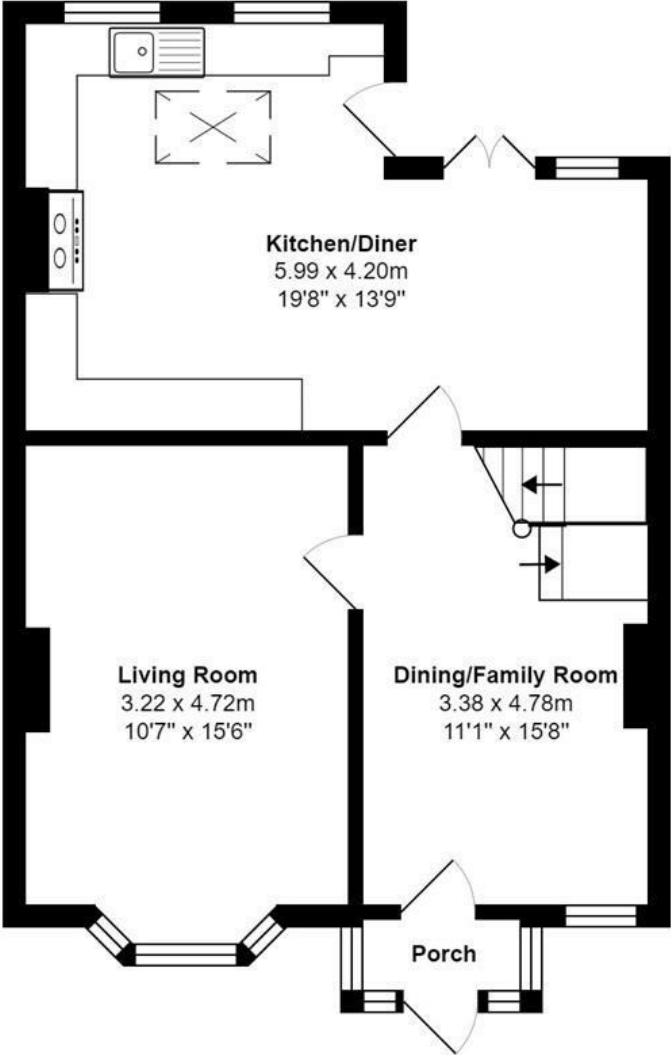
Situated in the ever popular village of Bishop Monkton, the cottage is ideally placed between Ripon and Harrogate. The village itself offers a range of amenities, including a public house, primary school and church, whilst also offering a great community spirit.

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

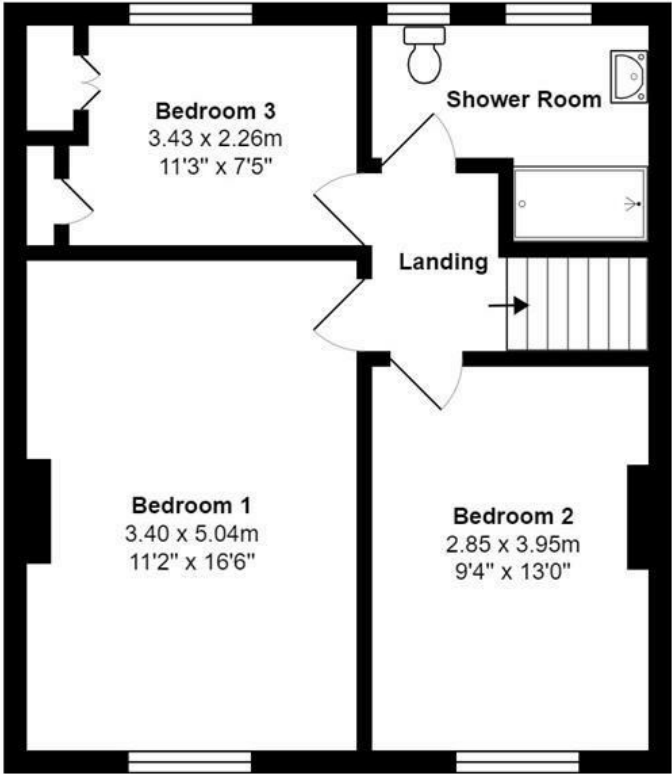




Floorplan




Ground Floor




First Floor



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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