

# HUNTERS®

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**Hilltop, 5 Elm Tree Rise, Bishop Monkton, Harrogate, HG3 3QS**

**Offers In The Region Of £650,000**

Property Images



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## Property Images



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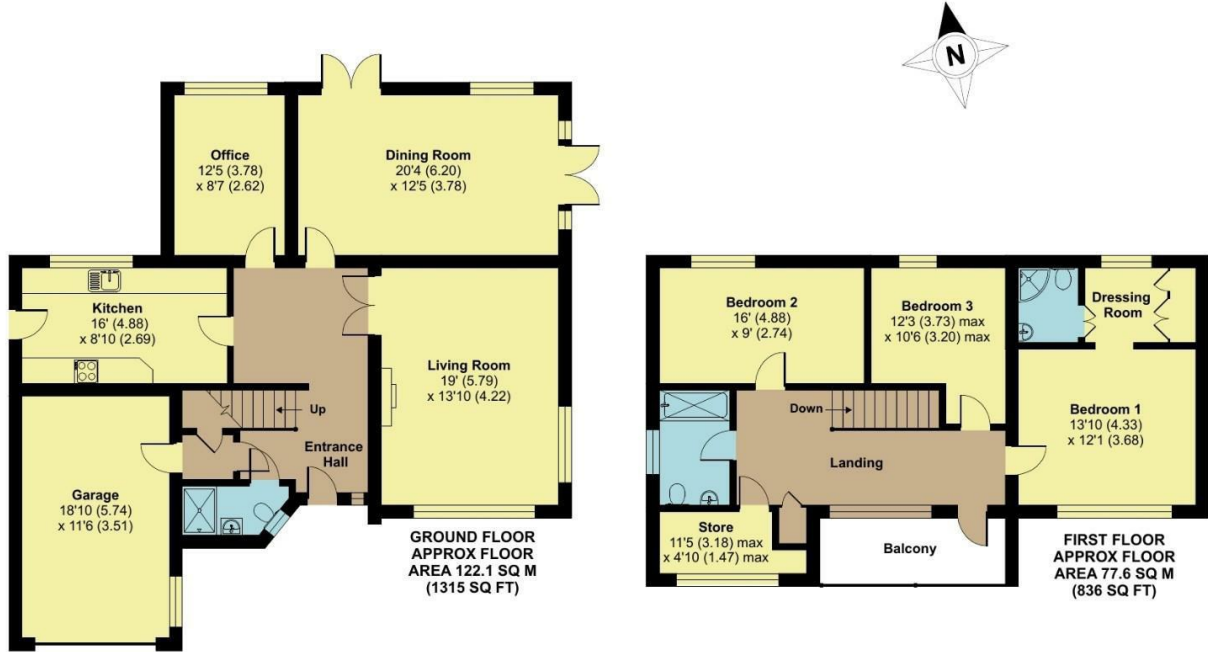
## Property Images



## Elm Tree Rise, Bishop Monkton, Harrogate, HG3

Approximate Area = 2151 sq ft / 199.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2024. Produced for Hunters Property Group. REF: 1167746

### EPC

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

### Map



### Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

**\*\*\* NEW PRICE A MUST VIEW HOME WITH FABULOUS GARDENS\*\*\*** Nestled at the top of Elm Tree Rise this detached home sits in a beautiful secluded and very private plot with surrounding mature gardens boasting three reception rooms, a fitted modern kitchen, ground floor shower room, attached single garage and three bedrooms the master with en-suite/dressing room all offering very generous proportions, this property offers a perfect blend of space and comfort but with the potential to extended perfect for a growing family and those who love to entertain

As you step inside, you'll be greeted by a beautifully maintained interior that exudes warmth and tranquillity. The modern fitted dining kitchen is perfect for whipping up delicious meals, while the three spacious reception rooms offer ample space for relaxation and social gatherings. The ground floor shower room is a must for convenience too.

The master bedroom is a true sanctuary, featuring a modern en-suite with a dressing room for added convenience. With two additional double bedrooms and a separate house shower room, this property ensures that everyone has their own space to unwind.

One of the highlights of this property is its beautifully manicured gardens that envelop the house, providing a serene backdrop for outdoor activities or simply enjoying the views over the open fields. Imagine sipping your morning coffee on the balcony off the spacious and bright galleried landing, soaking in the peaceful surroundings. The property needs to be viewed to appreciate both the size/potential and peaceful surroundings.

Conveniently, this property also offers direct access to the attached single garage, making parking a breeze as well as ample parking on the private driveway. Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a place to create lasting memories with loved ones, this detached house in Bishop Monkton offers the perfect canvas for your dream lifestyle.

## Features

- THREE BEDROOM DETACHED HOME • SITS IN GENEROUS MATURE GARDENS • THREE SIZEABLE RECEPTION ROOMS • GROUND FLOOR MODERN SHOWER ROOM • MODERN FITTED KITCHEN • MASTER BEDROOM WITH ENSUITE SHOWER ROOM AND DRESSING ROOM • SPACIOUS GALLERIED LANDING WITH BALCONY • ATTACHED SINGLE GARAGE PARKING FOR MULTIPLE VEHICLES • PRIVATE AND QUIET POSITION OVER LOOKING FIELDS • BEAUTIFUL VILLAGE LOCATION