



OAKHURST, BISHOP MONKTON, HG5

GUIDE PRICE £500,000



Stunning, newly converted village home with private gardens and parking.

Oakhurst is an impressive, semi-detached property forming part of an exclusive development of just five properties by Ashfield Homes, a forward thinking, independent Yorkshire house builder that prides themselves on creating beautiful, quality homes that have been thoughtfully designed.

During its conversion from the former Lamb & Flag pub this stunning home has been treated to a new roof, external render, double glazed windows and French doors, new electrics, plumbing and heating throughout - now offering brand new contemporary living within a fully updated period shell and a 10-year warranty.

The stylish accommodation is arranged over three floors and extends to 1,127 sq ft in total. A welcoming entrance hall with stairs to the upper floors leads to a fabulous open plan living space with a cosy sitting area overlooking the village, separate dining area with double doors out to a private enclosed rear garden, and adjacent fully fitted kitchen area with shaker style cabinetry, integrated appliances, and quartz work surfaces.

A walk-in storage area with guest w/c off completes the excellent ground floor.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax Band
TBC

EPC Rating
TBC







Accommodation continued...

To the first floor a central landing with storage leads to two double bedrooms, one with walk-in storage and the other with its own stylish en suite shower room. There is also a luxurious house bathroom on this floor.

Stairs from the first-floor landing rise to a further bedroom suite in the roof space of the house. This double bedroom is flooded with natural light via a Velux window and benefits from its own en suite shower room.

Outside

To the front of the house is a generous garden, mainly laid to lawn with a paved pathway leading to the front door. This delightful space is fully enclosed by fencing and a stone walled boundary and enjoys a pretty aspect over the village. To the rear of the property is a further, fully enclosed garden. This private space has a paved sun terrace with a lawned area and bench seating, with a gate leading out to an allocated parking space behind the garden. There is also a second allocated parking space for the property within the grounds of the development.

Location

Oakhurst is located in the centre of Bishop Monkton which is highly regarded as an ideal English village with a picturesque stream at its heart. There is a selection of amenities within the village itself, including a church, public house and a village hall, as well as top performing local primary and in catchment area for Ripon senior schools. For the commuter, the village is well placed for both local and national road routes, including the A61 and the A1(M). For public transport, local bus routes pass through the village and rail links are accessible from the stations of Harrogate, Thirsk and York.



Services

We are advised that the property is connected to all mains services.

Directions - HG3 3QN

Follow the road into Bishop Monkton (Moor Road) from the Ripon Road (A61) until arriving at a crossroad. Continue straight ahead onto Hungate and proceed for approximately a 1/4 mile where Oakhurst can be found on the left-hand side of the road identified by a North Residential for sale board.



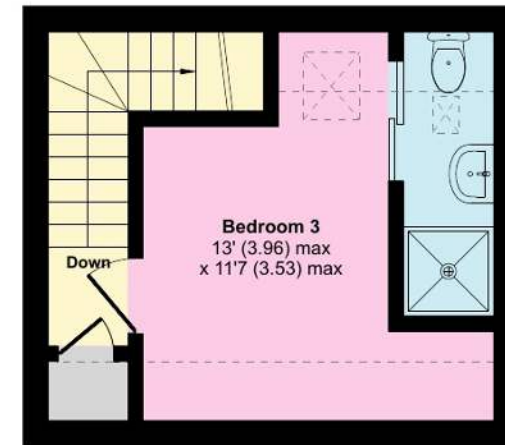
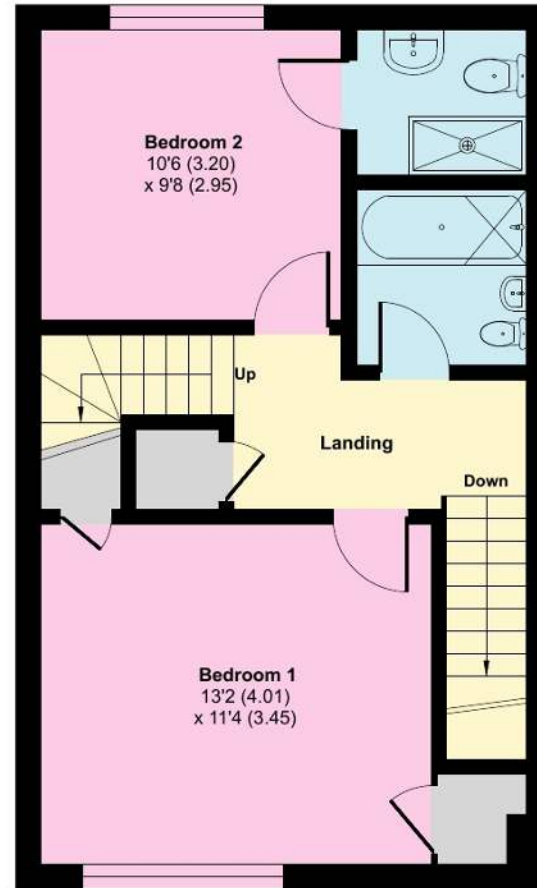
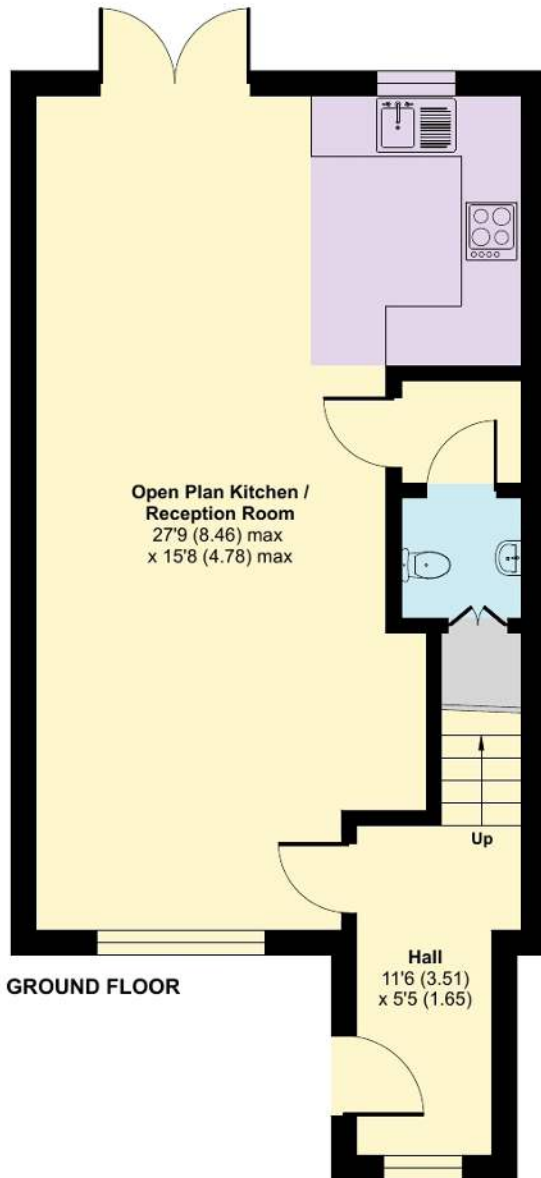
Boroughbridge Road, HG3

Approximate Area = 1083 sq ft / 100.6 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Total = 1127 sq ft / 104.6 sq m

For identification only - Not to scale



PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs dated July 2024.

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