



WOODLANDS, BISHOP MONKTON

GUIDE PRICE £695,000





# Stunning newly constructed detached village home with warranty.

Woodlands is an impressive, 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.

This newly constructed home, with solar panels and underfloor heating, has been finished to the highest standards throughout with stylish accommodation extending to over 1,750 sq ft including integral garaging.

The light filled contemporary interior is arranged over two floors and comprises a welcoming entrance hall with galleried landing above and guest w/c off, fantastic open plan kitchen and living space, separate utility room with access to the garden, and an integral garage.

The stunning open plan living space benefits from a fully fitted kitchen area with a range of shaker style cabinetry, integrated appliances, and quartz work surfaces. This space flows into a significant adjoining reception room with French doors leading out the enclosed rear garden and large windows to three sides flooding the space with natural light.

To the first floor are four double bedrooms, two of which have their own en suite shower rooms. A luxurious house bathroom off the central galleried landing services the remaining two bedrooms.



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3

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**Tenure**  
Freehold

**Local Authority**  
North Yorkshire Council

**Council Tax Band**  
TBC

**EPC Rating**  
A









## Outside

Woodlands occupies an excellent position at the head of this exclusive development with a generous gravelled parking area for two vehicles in front of the integral garaging to the front of the property. To the rear is a fantastic, enclosed garden which wraps around two sides of the house, mainly laid to lawn with a paved sun terrace. This particularly private space is adjacent to open countryside with distant views.

## Location

Woodlands 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. Solar panels and an EV charge point are installed.

## 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 the entrance to the site can be found on the left-hand side of the road identified by a North Residential for sale board. Proceed into the development where Serenity House can be found at the rear of the site.



# Woodlands, Boroughbridge Road, Bishop Monkton, Harrogate, HG3

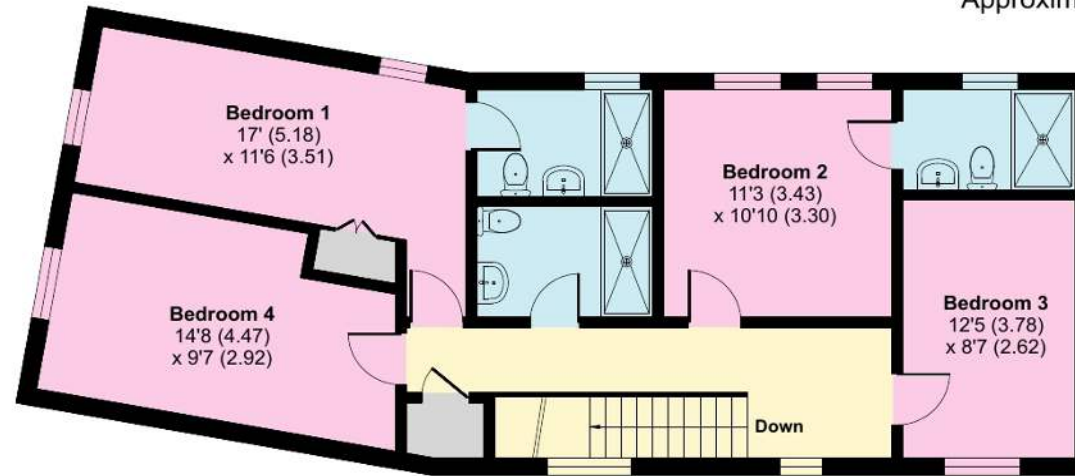


Approximate Area = 1579 sq ft / 146.6 sq m

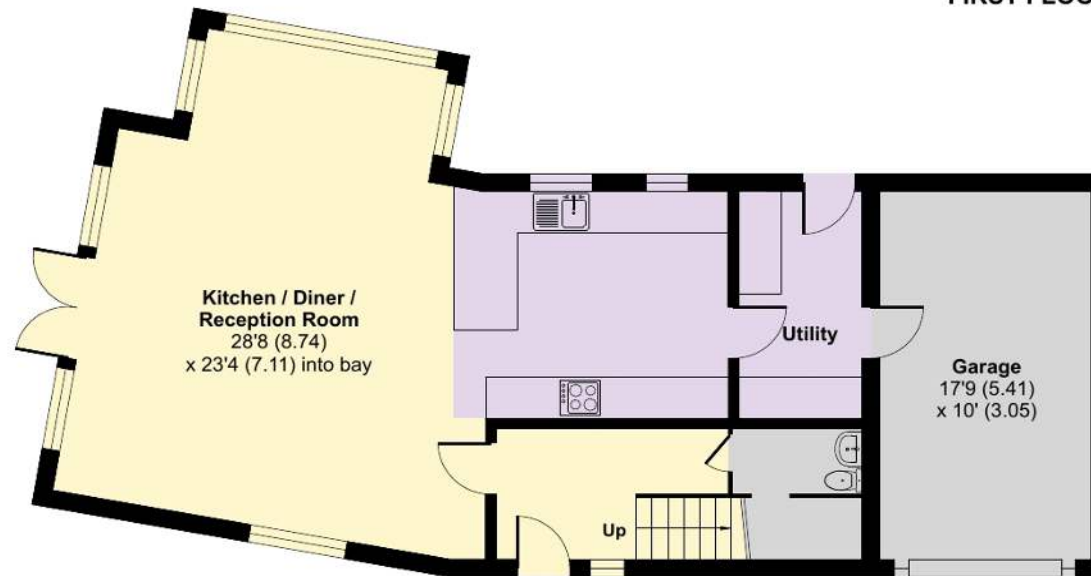
Garage = 178 sq ft / 16.5 sq m

Total = 1757 sq ft / 163.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

**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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