



VERITY  
FREARSON

FIELD HOUSE, HUNGATE LANE, BISHOP MONKTON, HARROGATE, HG3 3QL

OFFERS OVER £600,000

# FIELD HOUSE, HUNGATE LANE,

*Bishop Monkton, HG3 3QL*

**Field House is a modern detached and very well-presented property situated in the heart of this sought-after village, which is well served by local amenities.**

The property is appointed to a high standard and provides spacious accommodation over three levels. On the ground floor there is a large sitting room plus additional study/snug at the rear of the property overlooking the garden. There is also a generous dining kitchen and utility room together with downstairs WC, all with under-floor heating. On the upper floors there are five double bedrooms including a large master bedroom with en-suite bathroom together with a house bathroom and shower room. A driveway provides off-road parking and is accessed via an electric gate, and there is a large double garage. There are attractive lawned gardens to the front and rear together with paved terrace providing an excellent outdoor entertaining space.

Bishop Monkton is a sought-after village situated between Harrogate and Ripon and is very well served by local amenities, which include two pubs and a primary school.



2 Reception Rooms · Dining Kitchen · Utility Room · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom · Shower Room

Double Garage · Off-Road Parking · Good-Sized Lawned Garden To The Rear







## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

A large reception room with wooden floor having under-floor heating. Bay window to front and contemporary inset living-flame gas fire.

#### CLOAKROOM

With low-level WC and washbasin.

#### SNUG / STUDY

A further reception room or work space with wooden floor having under-floor heating. Windows and glazed door overlook the rear garden.

#### DINING KITCHEN

A very large open-plan living space with spacious dining area having under-floor heating and bay window to front. The kitchen comprises a range of high-quality wall and base units with granite work surfaces and breakfast bar. Range cooker and inset Belfast sink and integrated dishwasher. Windows overlooking the rear garden.

### UTILITY ROOM

With fitted wall and base units, granite work surface and inset sink. Space and plumbing for washing machine and tumble dryer.

### FIRST FLOOR

#### BEDROOM 1

A large master suite with window to front.

#### EN-SUITE BATHROOM

A large en-suite with low-level WC, washbasin, free-standing bath and large shower. Heated towel rail, window to rear and fitted airing cupboard. Tiled walls and tiled floor with under-floor heating.

#### BEDROOM 2

A double bedroom with window to front.

#### BEDROOM 3

A double bedroom with window to rear.

#### BATHROOM

Bath with shower above, low-level WC and washbasin. Window to rear.

### SECOND FLOOR

#### BEDROOM 4

A large double bedroom with window and skylight to rear.

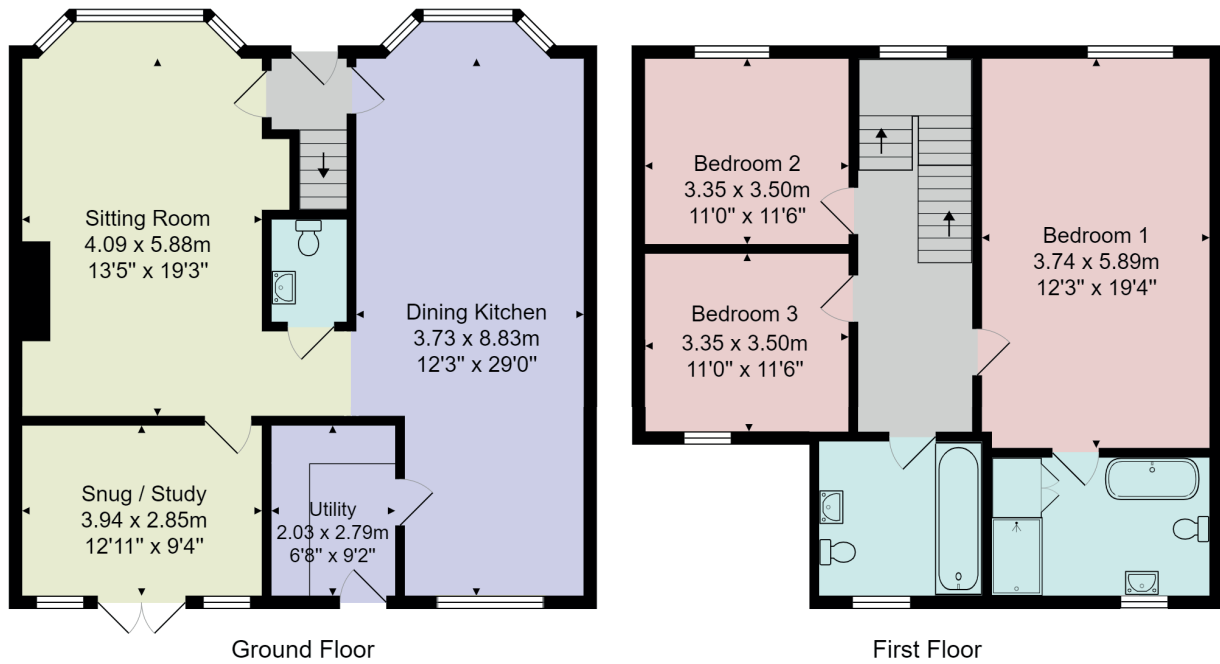
#### BEDROOM 5

A further good-sized double bedroom with window to rear.

#### SHOWER ROOM

Modern white suite comprising low-level WC, washbasin and shower. Heated towel rail, tiled walls and tiled floor with under-floor heating.

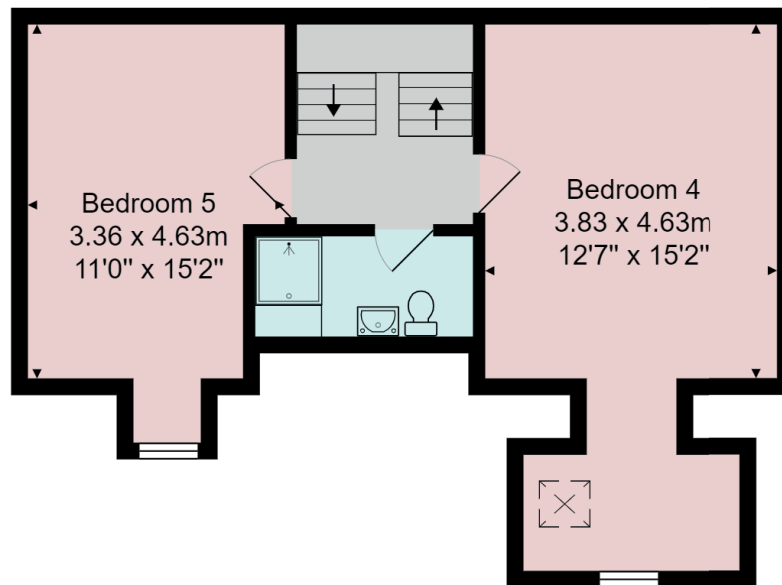
# FLOOR PLAN



Total Area: 216.2 m<sup>2</sup> ... 2327 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Second Floor

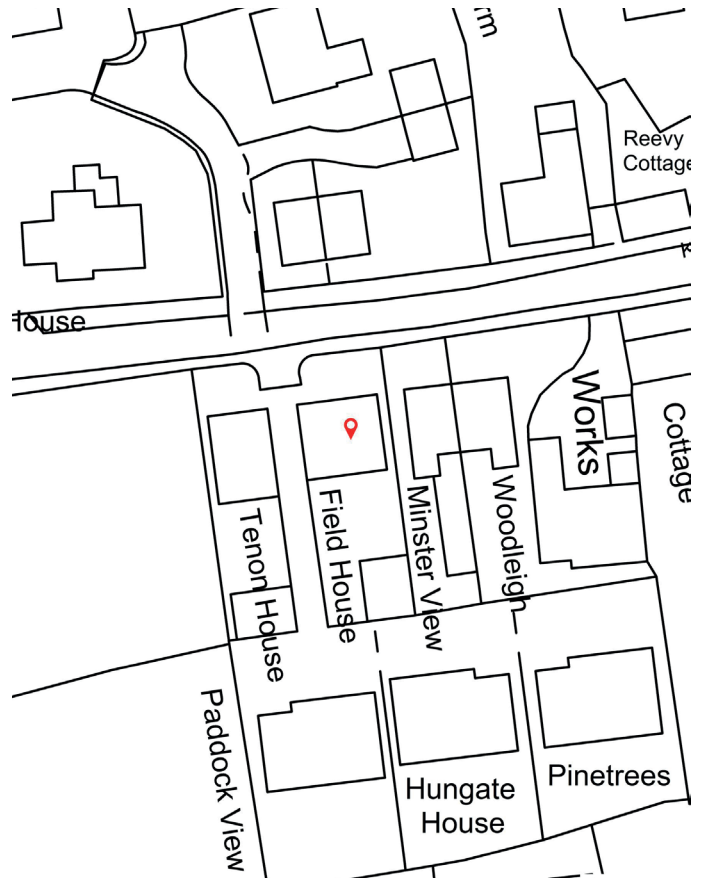
### Outside

An electric gate leads to a driveway, which provides off-road parking and leads to a large double garage (24' x 18'6") with power and light and storage above. Attractive and good-sized walled garden to the rear with lawn and paved sitting area.

### Services

All mains connected.

### Council Tax Band - G



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	80
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	85
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfrearson.co.uk  
verityfrearson.co.uk





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