



VERITY  
FREARSON

HEATHER DENE, CHURCH LANE, MOOR MONKTON, YO26 8JA

OFFERS OVER £400,000



# HEATHER DENE, CHURCH LANE,

*Moor Monkton, YO26 8JA*

**A spacious three-bedroom detached bungalow with attractive gardens and garage, situated in this picturesque village between Harrogate and York.**

The impressive property has been extended by the current owners to now provide generous and flexible accommodation. There is a large sitting room with a wood-burning stove, together with a dining room, study, kitchen and garden room, two bedrooms, study / bedroom 3, bathroom, en-suite shower room and utility room. Wrought-iron gates lead to the driveway, where there is parking and access to an integral garage which has an electric door. The property is surrounded by attractive gardens with lawn and well-stocked planted borders.



2 Reception Rooms · Study · Sunroom · Kitchen · Utility Room

3 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Garage · Attractive Lawned Gardens













## ACCOMMODATION

### ENTRANCE HALL

### SITTING ROOM

A spacious reception room with wood-burning stove and bay window

### KITCHEN

With a range of fitted units with electric hob and integrated oven. Pantry with space for fridge freezer and fitted storage.

### UTILITY ROOM

With fitted storage and space and plumbing for appliances.

### SUNROOM

Providing a further sitting area with glazed doors overlooking the garden.

### DINING ROOM / GARDEN ROOM.

A further reception room with sitting and dining areas with windows overlooking the garden.

### BEDROOM 1

A good-sized double bedroom with fitted wardrobes and window overlooking the garden. Dressing area with further fitted wardrobes and drawers.

### EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin set within a vanity unit, and walk-in shower. Tiled flooring. Heated towel rail and under-floor heating.

### BEDROOM 2

A double bedroom with fitted wardrobes.

### STUDY / HOME OFFICE / BEDROOM 3

### BATHROOM

With WC, washbasin, and bath with shower above. Heated towel rail and under-floor heating.

# FLOOR PLAN



Total Area: 149.4 m<sup>2</sup> ... 1608 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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### Outside

Wrought-iron gates lead to the generous drive which provides parking and leads to the integral garage, which has light and power and electric door. The property occupies a generous plot, having attractive gardens surrounding the property with lawn and planted borders. Useful timber garden, storage shed and potting shed.

### Location

This superb bungalow is situated in the village of Moor Monkton, which lies in a semi-rural position between Harrogate and York. The village offers some local amenities, a more extensive and wider range of services and facilities are available in the historic cathedral city of York and the fashionable spa town of Harrogate. Throughout the area there is an excellent range of schools for all ages, some of which are of national repute. For the commuter, the A1(M), with links to the national motorway network, is within close proximity as is the railway station at Poppleton.

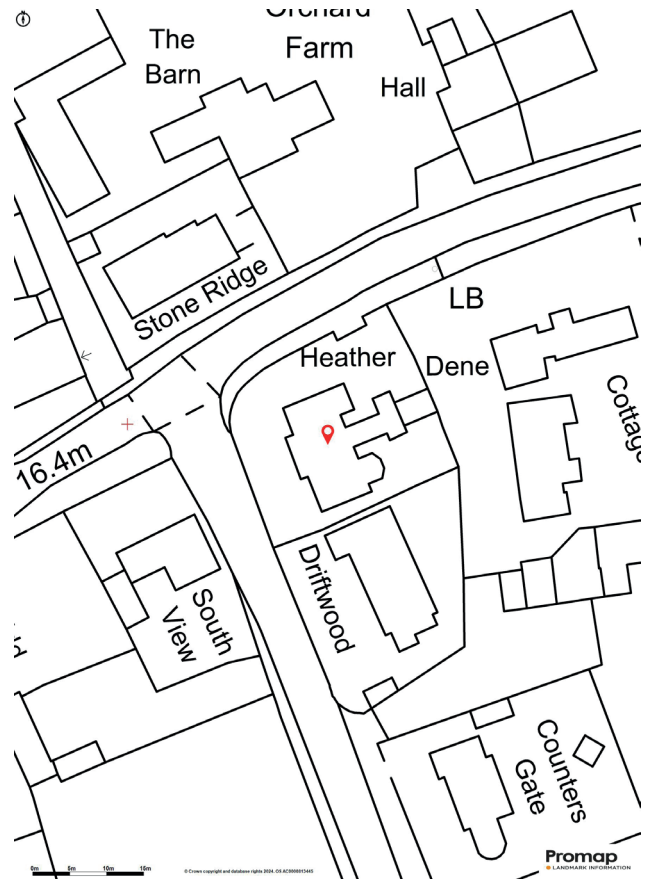
### Services

All mains services connected.

### Tenure

Freehold

**Council Tax Band - D**



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