



VERITY
FREARSON

15 WEST GROVE, BISHOP THORNTON, HARROGATE, HG3 3JU

£750,000

15 WEST GROVE, BISHOP THORNTON,

Harrogate, HG3 3JU

A attractive and modern four-bedroom detached house situated in this delightful position, forming part of this select development built in 2019 and enjoying breath-taking views over the surrounding countryside.

This is beautifully presented property provides generous accommodation which is appointed to a high standard. On the ground floor there is a stunning open-plan kitchen and living area with full- height windows overlooking the garden and countryside beyond. There is also a generous sitting room with a wood-burning stove, together with a study, cloakroom, boot room and utility. Upstairs, there are four large double bedrooms, two of which have en-suite shower rooms, in addition to a modern family bathroom. The accommodation is appointed to a high standard and has the benefit of air-sourced central heating system and an attractive, good-sized garden with lawn, patio and enjoying delightful views over the surrounding countryside.



Sitting Room · Study · Living Kitchen · Boot Room / Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Double Garage · Generous Lawned Garden With Delightful Aspect







ACCOMMODATION

The property has the benefit of underfloor heating throughout the entire ground floor.

GROUND FLOOR **RECEPTION HALL**

With a large storage cupboard.

SITTING ROOM

A spacious reception room with windows to three sides and wood-burning stove.

STUDY

Providing a useful workspace.

CLOAKROOM

With WC and basin

LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas with windows overlooking the garden and countryside beyond.

The kitchen comprises a range of stylish fitted units with granite worktop, island and breakfast bar. Induction hob, double oven, integrated dishwasher and wine fridge.

BOOT ROOM / UTILITY ROOM

Providing a useful storage space and utility with fitted worktops and sink and space for appliances.

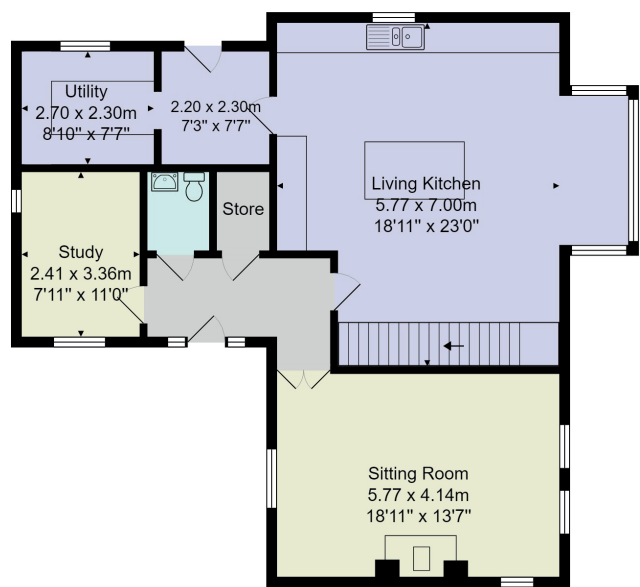
FIRST FLOOR **BEDROOMS**

There are four good-sized double bedrooms on the first floor, two of the bedrooms have en-suite shower rooms, and the main bedroom has fitted wardrobes.

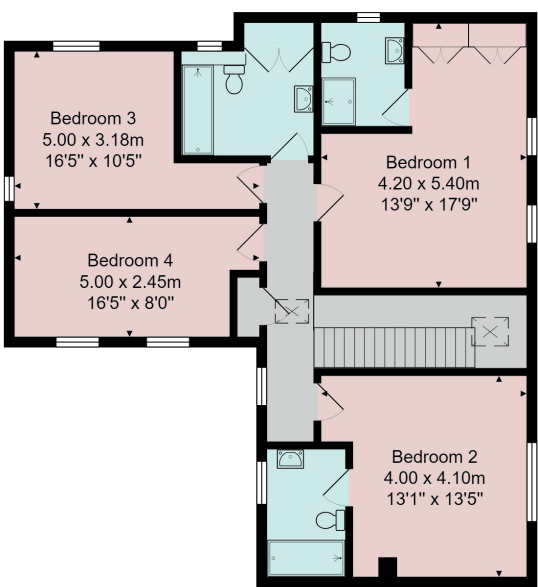
BATHROOMS

There are two en-suite shower rooms and a family bathroom with modern white fittings, tiled walls and floors and heated towel rails.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 190.2 m² ... 2047 ft²
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

The driveway provides ample, off-road parking and leads to a double garage. The property occupies a generous plot and has an attractive garden with lawn and patio, enjoying a delightful aspect directly over the adjoining countryside.

Location

The property forms part of this small select development of just five houses within the popular village of Bishop Thornton, surrounded by beautiful open countryside and conveniently located within a 15-minute drive of Harrogate. The nearby villages of Ripley, Hampsthwaite and Birstwith also provide an additional range of excellent local village amenities.

Agent's Note

The property has a modern air-sourced heat pump heating system.

Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| www.epc4u.com | | |

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