



VERITY
FREARSON

7 LAWNFIELD ROAD, BISHOP MONKTON, HARROGATE, HG3 3RL

OFFERS OVER £515,000

7 LAWNFIELD ROAD, BISHOP MONKTON,

Harrogate, HG3 3RL

A fantastic opportunity to purchase a four-bedroom detached bungalow occupying a large plot and situated in a delightful location within his popular village enjoying an attractive position overlooking the surrounding countryside.

The spacious bungalow provides well-proportioned accommodation, but now offers huge potential for buyers to modernise the property to suit their own requirements or potentially extend, subject to obtaining the necessary consents. The current accommodation provides a sitting room, dining room and sunroom, together with four bedrooms, bathroom and kitchen. There is also a utility room and WC. The property is surrounded by attractive lawned gardens with patio, planted borders and vegetable garden. A driveway provides parking and lead to a double garage.

Bishop Monkton is a vibrant community, located between Harrogate and Ripon. It has a primary school, church, Methodist, chapel, and well-regarded pub. There is a large well-used village hall with sports fields, a bus service and is conveniently located with easy access to the A1(M). Offered for sale with no onward sales chain.



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

4 Bedrooms · Bathroom

Ample Off-Road Parking · Double Garage · Generous Lawned Gardens







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A large reception room with stone fireplace and electric fire.

DINING ROOM

A further reception room. Opens to the sunroom.

SUNROOM

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

KITCHEN

With space for a dining area. The kitchen comprises a range of fitted units with electric hob, double oven and integrated dishwasher.

UTILITY ROOM

With space and plumbing for appliances.

CLOAROOM

With WC and washbasin.

BEDROOMS

There are four bedrooms on the ground floor.

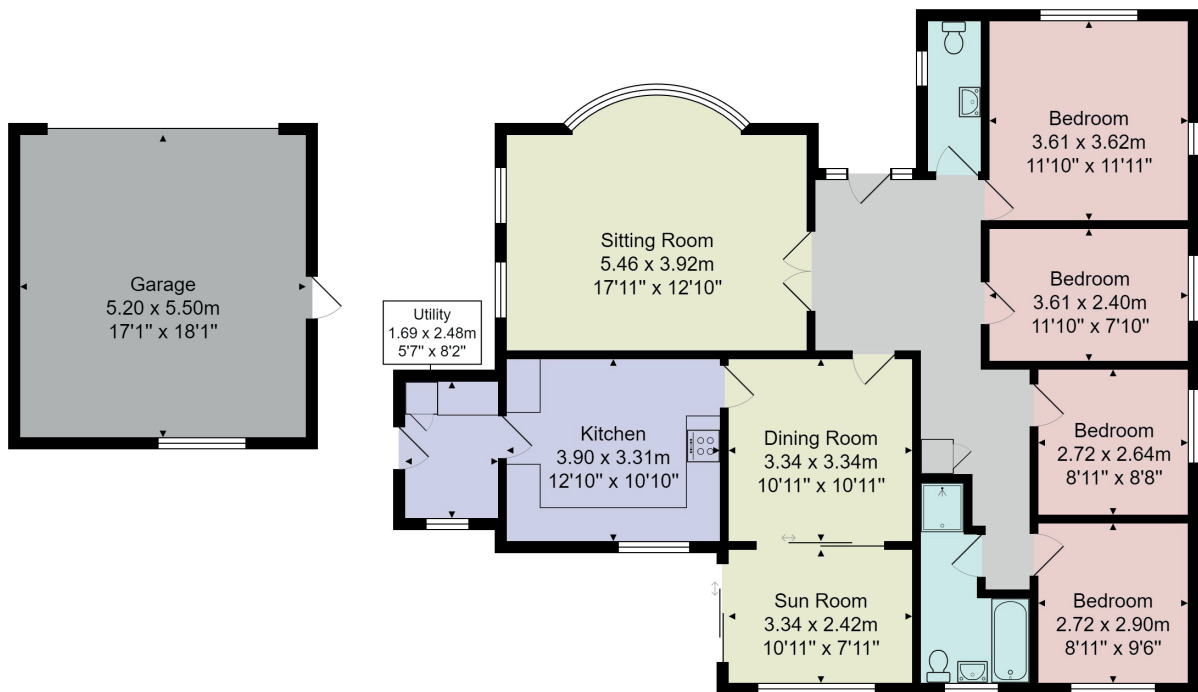
BATHROOM

With WC, washbasin, bath and shower.

LOFT

There is a large loft providing useful storage space.

FLOOR PLAN



Total Area: 127.3 m² ... 1370 ft² (excluding garage)

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.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

The property occupies a particularly generous plot, having large garden surrounding the property with lawn, patio, vegetable garden and well-stocked, planted borders. The garden enjoys a delightful aspect over the surrounding countryside. A driveway provides ample parking and leads to a double garage with light and power.

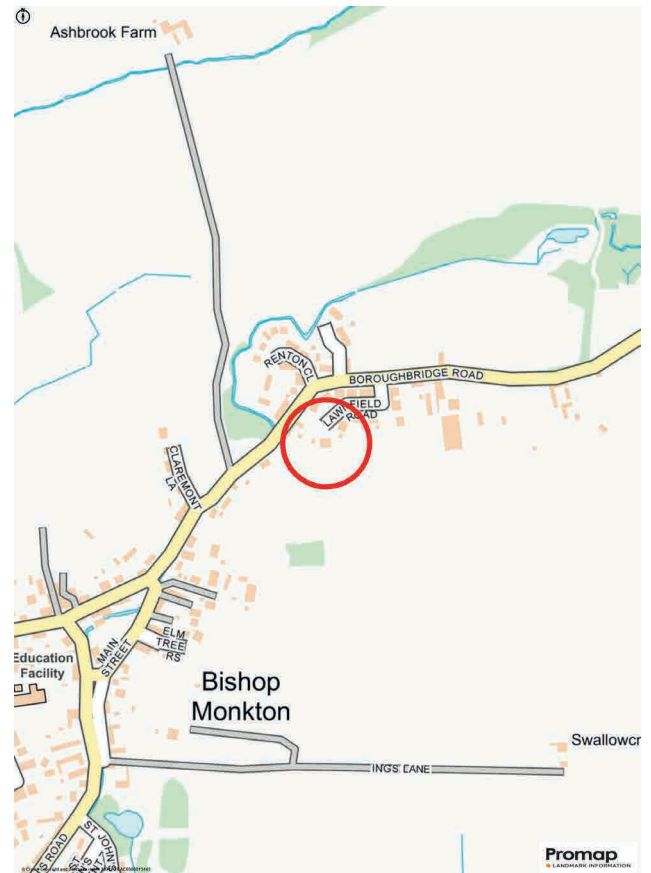
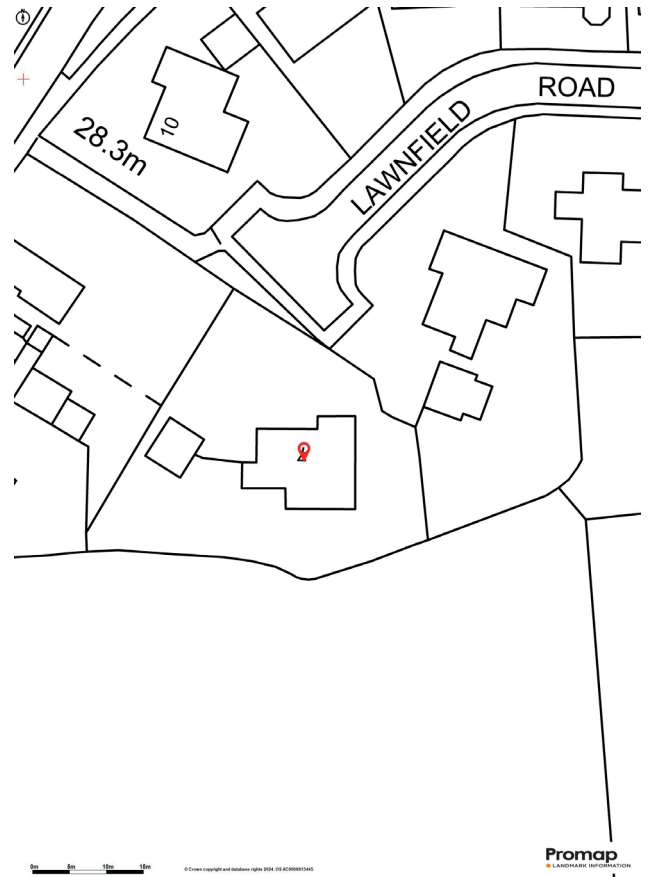
Services

All mains services connected including mains gas hot water/central heating.

Tenure

Freehold

Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk