



VERITY
FREARSON

PINE TREES, HUNGATE, BISHOP MONKTON, HG3 3QL

GUIDE PRICE £700,000

PINE TREES, HUNGATE,

Bishop Monkton, HG3 3QL

A stunning and most individual four-bedroom detached house built to an exceptional standard. This superb home offers deceptively generous and versatile accommodation extending to nearly 2,500 square feet, with the distinct advantage of having a lift to the first floor for mature buyers or those clients needing level access.

Pine Trees enjoys an idyllic position just off Hungate, within the heart of this popular and fashionable village. An internal viewing is essential to appreciate the quality of the accommodation which are complemented by very attractive, enclosed rear gardens.



Kitchen · Dining Room · Sitting Room · Utility

4 Bedrooms · Walk in Wardrobe off Master Bedroom · 2 En-Suites · Bathroom

Garage · Attractive Garden







ACCOMMODATION

The well-appointed accommodation benefits from gas central heating, uPVC double glazing and in brief comprises:

GROUND FLOOR

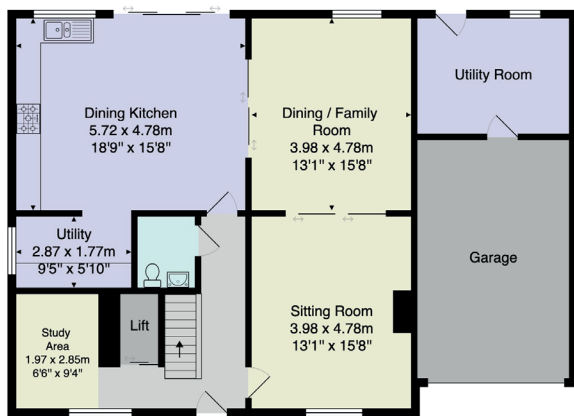
Entrance hall, stairs and passenger lift to first floor, cloakroom and study area. Good sized lounge with double doors leading to family/dining room.

A particular feature to the property is the stunning dining kitchen with sliding doors to the rear. The kitchen incorporates an extensive range of wall and base units, central island and extending seating area, granite work surfaces and fitted appliances. Separate utility room.

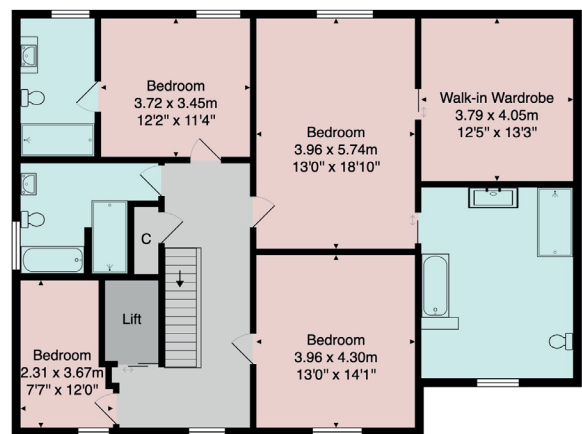
FIRST FLOOR

Galleried landing with doors to principal rooms. Master bedroom suite with good-sized walk-in dressing room and exceptional en-suite bathroom appointed to the highest standard. Three further bedrooms the second having a further en-suite shower room. House bathroom.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 242.0 m² ... 2605 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.
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Outside

Driveway and garage. Most attractive and beautiful rear gardens incorporating paved seating area, pergola, shaped lawn and planted borders.

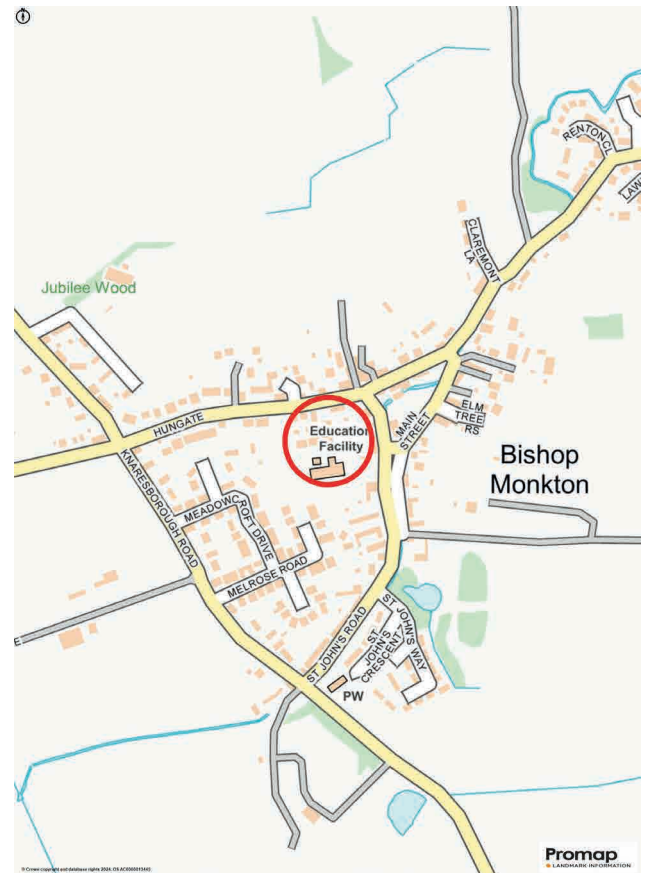
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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			

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