



VERITY
FREARSON

17 MELROSE ROAD, BISHOP MONKTON, HG3 3RH

£530,000

17 MELROSE ROAD, BISHOP MONKTON

Harrogate, HG3 3RH

A beautifully presented four-bedroom detached dormer bungalow, with driveway, garage and attractive garden situated on a quiet street in the heart of this popular village, well served by excellent amenities.

This stunning bungalow is presented to a high standard and comprises generous and flexible accommodation. On the ground floor there is a stunning open-plan kitchen and living area with sitting and dining space and a stylish modern fitted kitchen with integrated appliances. There is also a large double bedroom on the ground floor with fitted wardrobes, a modern shower room and a further double bedroom or potential reception room with patio doors leading to the garden. Upstairs there are two further good-sized bedrooms and a modern bathroom with underfloor heating. A driveway provides parking and it leads to a garage which has an electric door and utility area and at the rear of the property there is a landscaped garden with patios and artificial grass.



Stunning Open-Plan Living Area & Kitchen

Four Bedrooms - Modern Bathroom & Shower Room

Driveway - Garage - Attractive Garden







ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LIVING KITCHEN

A stunning open-plan kitchen and living space with sitting and dining areas and windows on three sides. Wall mounted remote controlled contemporary gas fire. The stylish fitted kitchen comprises a range of modern units with island and breakfast bar with an induction hob, double oven/microwave and dishwasher.

BEDROOM 1

A double bedroom with fitted wardrobes and patio doors leading to the garden.

BEDROOM 2 / RECEPTION ROOM

A further double bedroom or a reception room with patio doors leading to the garden.

SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit and shower. Tiled walls and floor and under-floor heating. Heated towel rail.

FIRST FLOOR

BEDROOM 3

A good-sized double bedroom with fitted wardrobes and access to eaves storage space.

BEDROOM 4

A further good-sized bedroom. Access to eaves storage.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity unit, bath and separate shower. Tiled walls and floor. Under-floor heating. Heated towel rail.

FLOOR PLAN



Total Area: 170.5 m² ... 1836 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

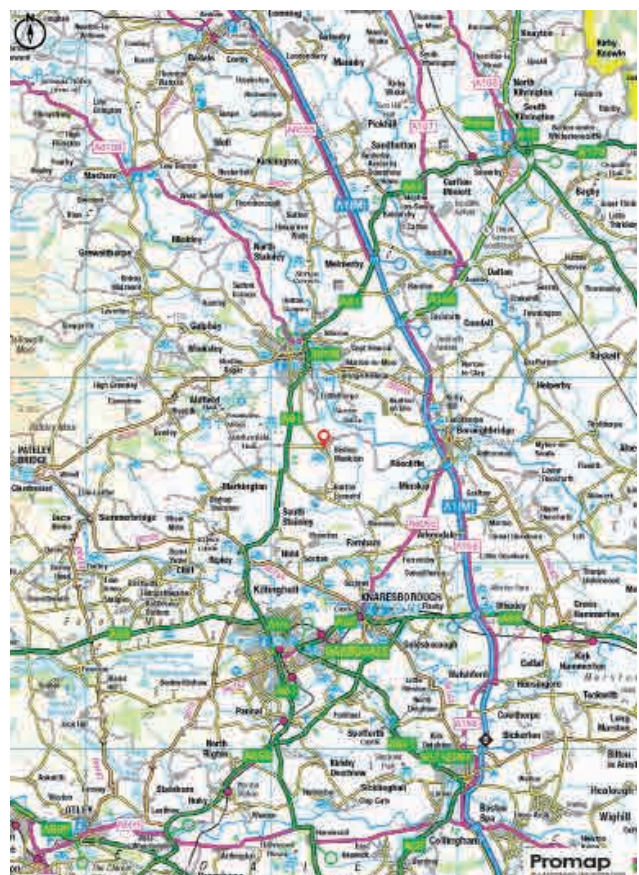
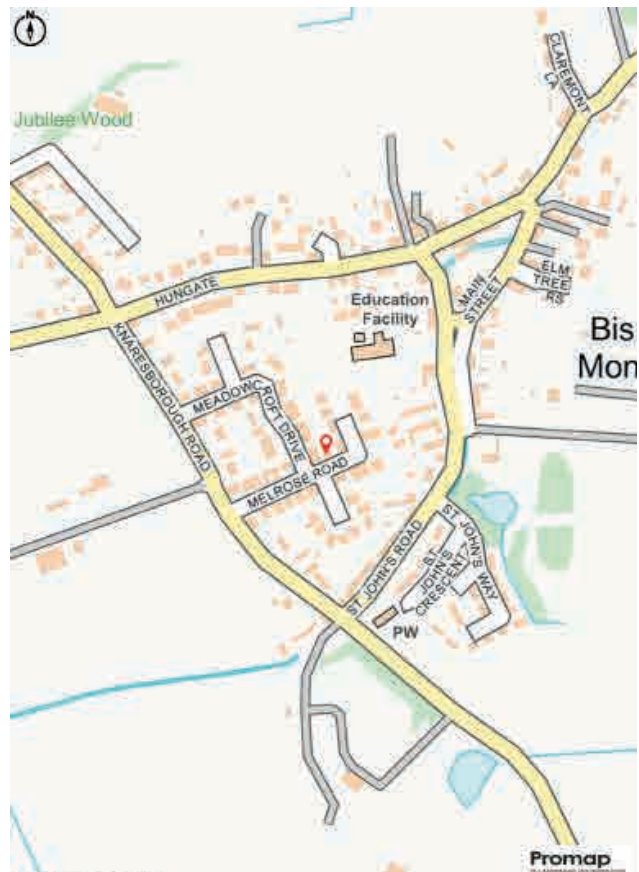
A driveway provides parking and leads to a garage which has an electric door and a utility area with fitted units, worktop and sink and plumbing for washing machine. There is an attractive rear garden with artificial grass and paved sitting areas. Useful garden store.

Services

All mains services connected.

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Harrogate

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