



VERITY  
FREARSON

MAGNOLIA, 15 KNARESBOROUGH ROAD, BISHOP MONKTON, HG3 3QQ

OFFERS OVER £560,000



# MAGNOLIA, 15 KNARESBOROUGH ROAD,

*Bishop Monkton, Harrogate, HG3 3QQ*

**An attractive and individual three-bedroom detached bungalow delightfully situated on the edge of this picturesque and highly sought-after village lying between Harrogate and Ripon. The property, which enjoys an open aspect to the front, stands in mature gardens and offers generous accommodation with the benefit of gas-fired central heating, garaging and off-road parking.**

The village offers an excellent range of amenities including a public house, two churches, a popular primary school and an active village hall. The Queen Elizabeth playing and sports fields, has tennis courts, a bowling green, a cricket and football pitch, a children's play area and village events.

The village has good connections to the city of Ripon, which is four miles away, and is within the catchment area of Ripon Grammar School, while the characterful town of Knaresborough and the majestic spa town of Harrogate are ten miles to the south. The Yorkshire Dales and the North York Moors National Parks are nearby, and the A1(M) is approximately five miles to the east.



2 Reception Rooms · Sunroom · Kitchen · Utility Room

3 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Integral Garage · Good-Sized Lawned Garden













## ACCOMMODATION

### ENTRANCE HALL

#### SITTING ROOM

A spacious reception room with bay window to front and further windows to side.

#### DINING ROOM

Providing a dining area.

#### KITCHEN

With a range of fitted units, gas hob, double oven, fridge and dishwasher. Door to side.

#### BEDROOM 1

A double bedroom with fitted wardrobes and en-suite.

#### EN-SUITE SHOWER ROOM

With WC, basin set within a vanity unit and shower. Heated towel rail.

#### BEDROOM 2

A further double bedroom with fitted wardrobes.

#### BEDROOM 3

Further bedroom with glazed doors leading to the sunroom.

#### SUNROOM

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

#### BATHROOM

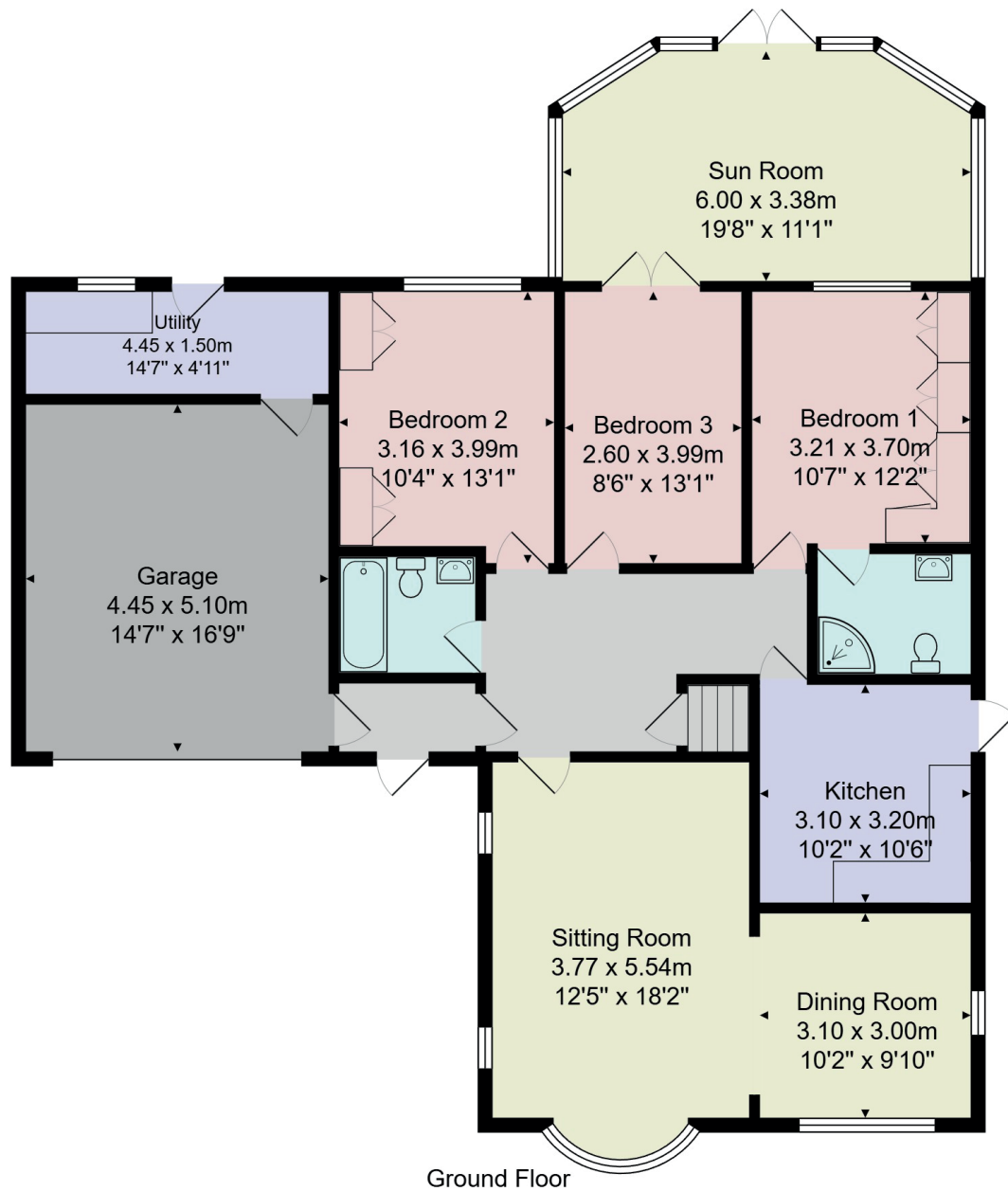
With WC, washbasin and bath with shower above.

#### UTILITY ROOM

Located at the rear of the garage is a useful utility room with fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer.



# FLOOR PLAN



Total Area: 152.6 m<sup>2</sup> ... 1643 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

A generous driveway provides ample parking and leads to an integral good-sized garage with electric door, light and power. To the rear of the property there is a good sized and attractive garden with lawn, planted borders and paved sitting area. Timber garden shed.

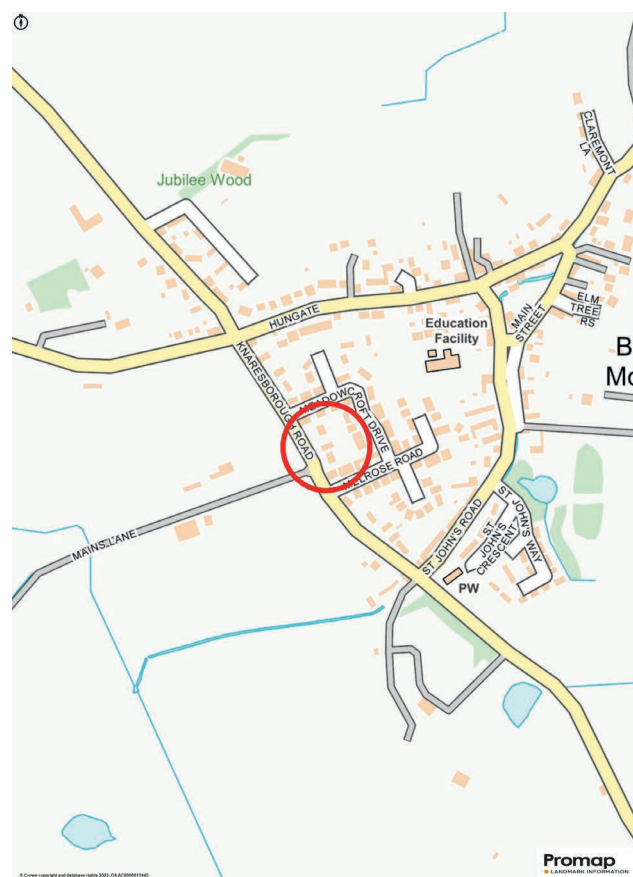
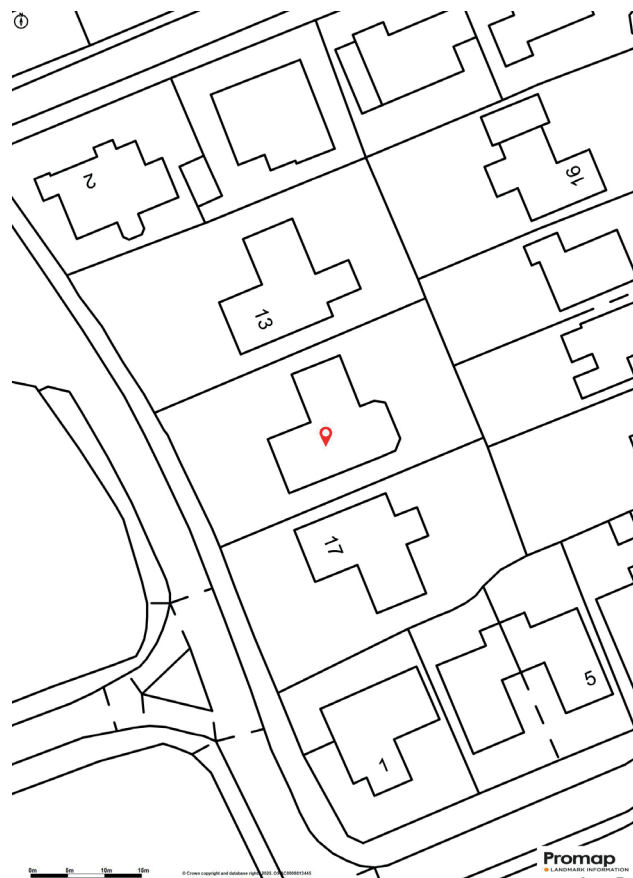
### Services

All mains services connected.

### Tenure

Freehold

### Council Tax Band - F



Harrogate

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