



## 8 Melrose Crescent, Bishop Monkton

£425,000 Freehold



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A well-presented three-bedroom detached bungalow positioned at the head of a quiet residential cul-de-sac in this popular and attractive village. This superb bungalow offers well-appointed accommodation with modern fittings throughout, together with oil-fired central heating, double glazing, private gardens, driveway and single garage.

Bishop Monkton is a highly regarded village situated midway between Harrogate and Ripon, offering a good range of amenities including pubs, a primary school and church. Available with no onward chain, this excellent bungalow warrants early internal viewing.

**OUTSIDE** A resin driveway provides parking and leads to a single garage with light, power and plumbing. There is an attractive rear garden with lawn and planted borders.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



## ACCOMMODATION GROUND FLOOR ENTRANCE HALL

A spacious reception hall with fitted storage cupboards.

## LOUNGE

A large reception room with bay window to the front and further window to the side.

## OPEN-PLAN DINING KITCHEN

## DINING AREA

With space for dining and windows to the front and side.

## KITCHEN

A modern fitted kitchen comprising a range of units with induction hob, integrated oven, dishwasher, fridge/freezer and space and plumbing for a washer/dryer.

## BEDROOMS

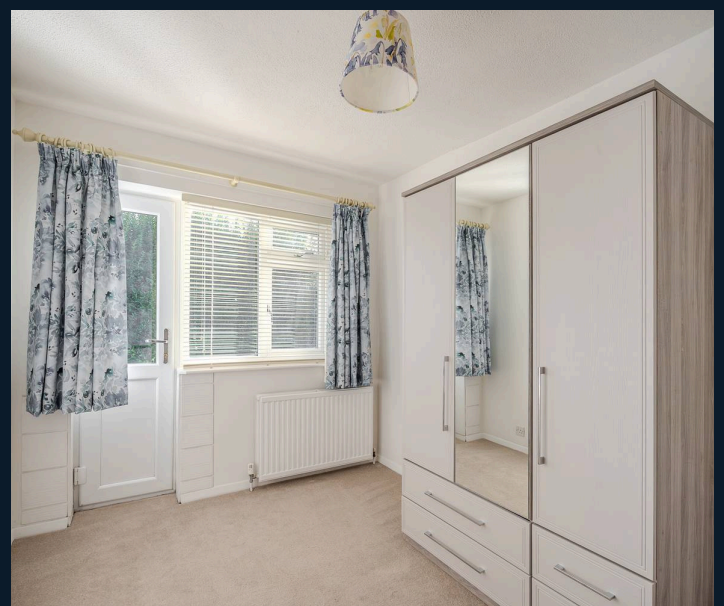
There are three good-sized bedrooms. One bedroom has a door providing access to the rear garden.

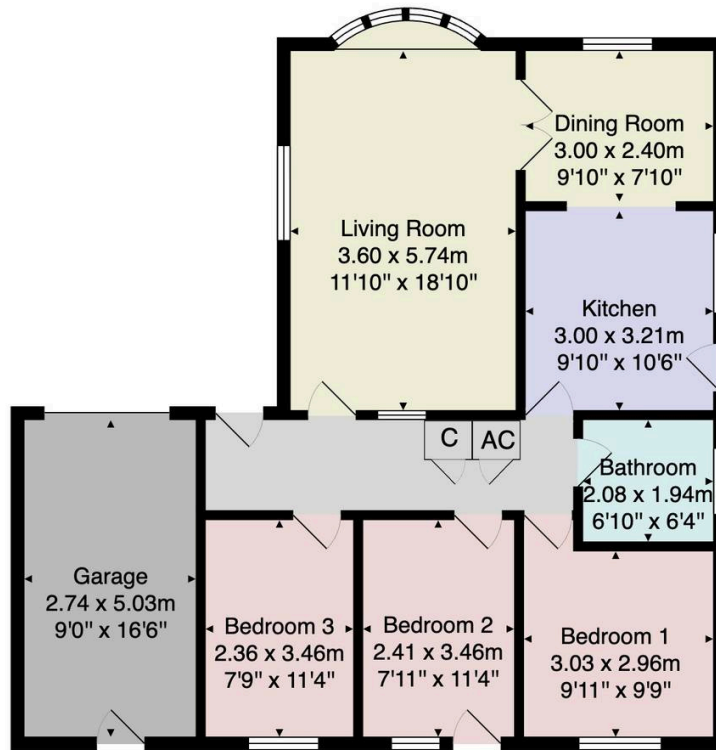
## BATHROOM

A modern white suite comprising WC, basin and bath.

## LOFT

A pull-down ladder provides access to the loft where there is useful storage space.





Total Area: 96.4 m<sup>2</sup> ... 1038 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

