Davis Lund

Melrose Crescent
Bishop Monkton
North Yorkshire
HG3 3SW

Guide Price £450,000











Accommodation

A deceptively spacious extended detached bungalow, occupying a generous plot, on a small and highly sought after cul-de-sac, in the ever popular village of Bishop Monkton.

Conveniently situated in the village of Bishop Monkton, the bungalow is ideally placed between Ripon and Harrogate. The village itself offers a range of amenities, including a public house, primary school and church, whilst also offering a great community spirit.

The property offers beautiful established gardens, which attract a lot of sunshine and enjoy a good degree of privacy. The bungalow does now offer the scope to update to personal taste in areas, whilst the property has previously been extended to create an annexe for a relative, now offering flexible four/five bedroom accommodation. There is no doubt the scope to reconfigure, if wished and subject to necessary consents, whilst due to the large plot, there is still the potential to further extend, again all subject to necessary permissions.

On entering the property through the main door, there is the entrance hall with storage cupboard. The double aspect living room is a good size, fitted with a gas fire and leading open plan into the dining room. The breakfast kitchen come fitted with a range of units and offers side door access. There are three bedrooms and a bathroom to the original part of the bungalow, whilst the extension has added a further bedroom and shower room, as well as an additional bedroom or living room, depending on the layout required. There is a garage/store and further outhouse, all providing handy storage. The property is double glazed and it also benefits from gas central heating, with a new boiler just fitted.

Externally, a driveway gives access to the property, providing parking for several vehicles and leading to the attached garage. The front garden is gravelled for ease of maintenance, whilst access is available to both sides of the property, leading to the lovely enclosed rear garden, which is fully established and even features a pond. The rear garden is a mix of lawn and patio seating areas, making the most of the sun throughout the day.

Guaranteed to appeal to a variety of purchasers, bungalows of this size are rare to market in this highly desirable village, so an early inspection is essential to view the expansive accommodation and potential on offer.









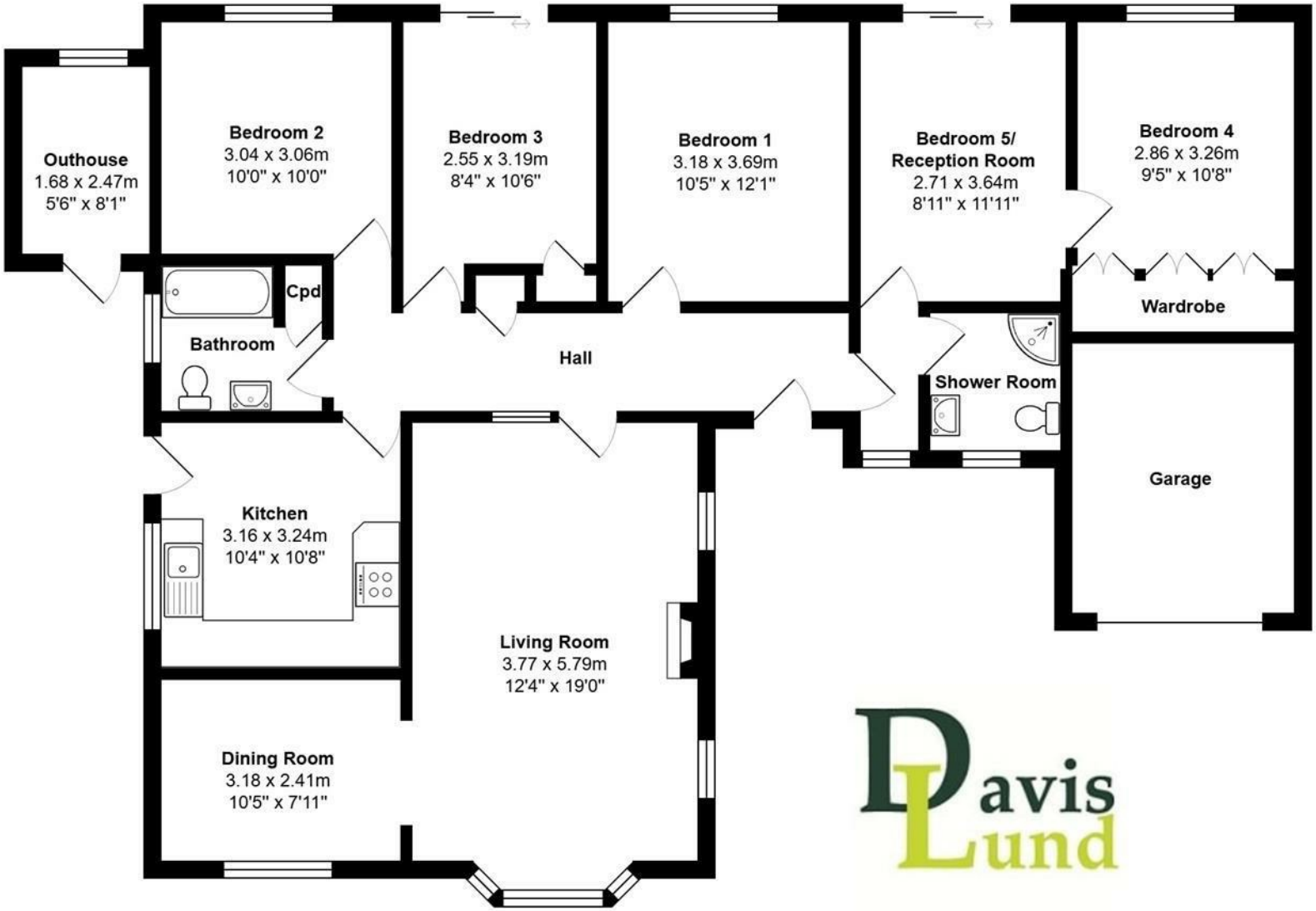








Floorplan


Outhouse
1.68 x 2.47m
5'6" x 8'1"
Bedroom 2
3.04 x 3.06m
10'0" x 10'0"
Bedroom 3
2.55 x 3.19m
8'4" x 10'6"
Bedroom 1
3.18 x 3.69m
10'5" x 12'1"
Bedroom 5/
Reception Room
2.71 x 3.64m
8'11" x 11'11"
Bedroom 4
2.86 x 3.26m
9'5" x 10'8"
Cpd
Bathroom
Hall
Wardrobe
Shower Room
Garage
Kitchen
3.16 x 3.24m
10'4" x 10'8"
Living Room
3.77 x 5.79m
12'4" x 19'0"
Dining Room
3.18 x 2.41m
10'5" x 7'11"
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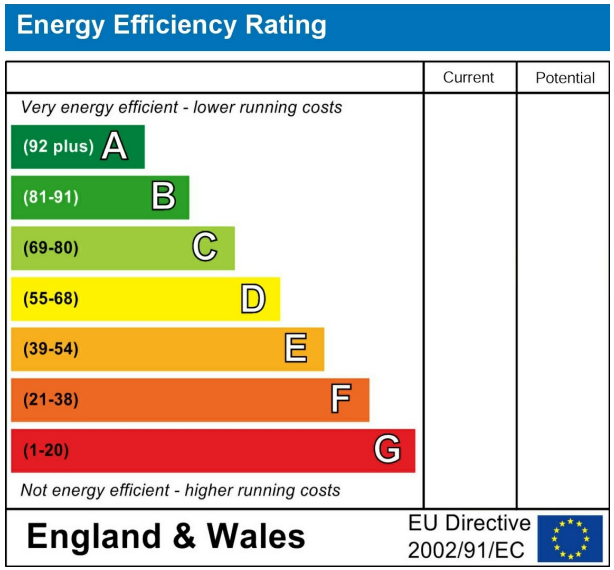


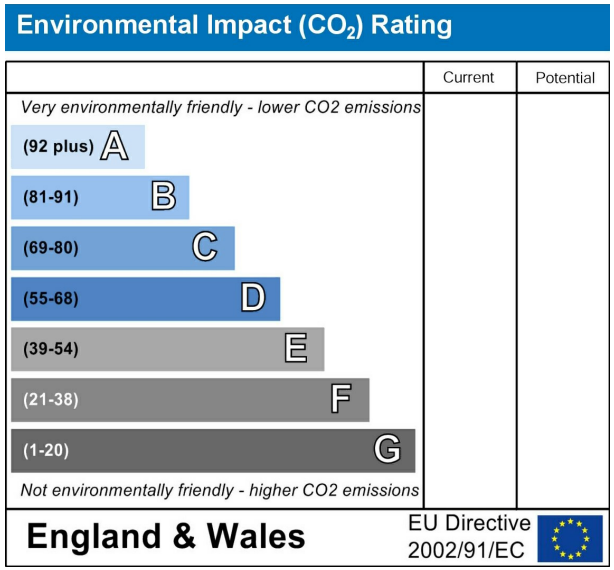






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