



VERITY
FREARSON

SUMMERFIELD, BISHOP MONKTON, HARROGATE, HG3 3QP

OFFERS OVER £585,000

SUMMERFIELD,

Bishop Monkton, Harrogate, HG3 3QP

A fine period house at the centre of the popular village of Bishop Monkton.

Summerfield is situated in a tranquil location, just off the village road. The current owners have substantially improved the house to provide comfortable and spacious modernised accommodation with good attention to detail. The property has been extended to provide a spacious dining kitchen with full height windows overlooking the garden. It has a new roof, windows, and doors have been replaced, or upgraded where Conservation Area restrictions have prevented replacement, the gas central heating and electrical installations have been updated. A well-designed extension has been added to provide a spacious dining kitchen and full-height windows overlooking the garden. The master suite of double bedroom, bathroom and dressing room is accessed via a second staircase, making it easily divisible from the main house for guests or relatives. In all, the accommodation comprises - four double bedrooms, two bathrooms, a substantial drawing room with a recently installed gas fire, spacious dining kitchen, study and downstairs WC. There is a useful cellar and an outside store. The south-facing garden is colourful and verdant, with a large timber shed with power and light.



Sitting Room · Study · Dining Kitchen · Utility Area · Cloakroom · Cellar

4 Double Bedrooms · En-Suite Bathroom · House Bathroom

Lawned Gardens







ACCOMMODATION

GROUND FLOOR

SITTING ROOM

A large and light sitting room with windows to two sides, fitted shelving and cupboards and attractive fireplace with living-flame gas fire.

DINING KITCHEN

A bright and airy open-plan kitchen and dining area with full-height windows overlooking the garden. Range of quality wall and base units with quartz worktops and breakfast bar. Two integrated fridges and integrated dishwasher.

STUDY

Providing a useful work space with window to rear.

CLOAKROOM

With WC and washbasin.

UTILITY AREA

With plumbing for a washing machine and window to rear. Stairs lead to the cellar.

LOWER GROUND FLOOR

CELLAR

Providing useful storage space with light and power and window to front.

FIRST FLOOR

BEDROOM 1

The master bedroom suite is accessed via a separate staircase and provides a double bedroom with window to front and skylight window, together with a large dressing room with window to front.

EN-SUITE BATHROOM

A white suite with WC, washbasin, and bath with shower above. Skylight window.

BEDROOM 2

A double bedroom with windows to front and side.

BEDROOM 3

A double bedroom with window to front.

BEDROOM 4

A further double bedroom.

HOUSE BATHROOM

A white suite with WC, washbasin, bath and large shower. Heated towel rail and window to rear.

LOFT

There is access to a partly boarded loft via a ladder from the bathroom.

FLOOR PLAN



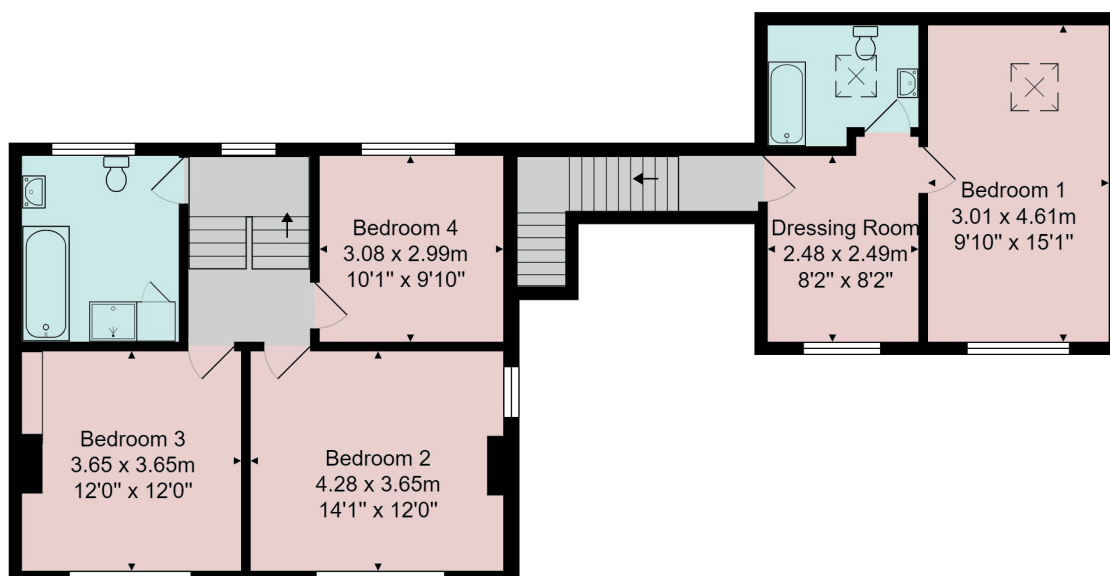
Ground Floor

Total Area: 182.3 m² ... 1963 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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First Floor

Location

Bishop Monkton is a vibrant community located between Harrogate and Ripon. It has a primary school, church, Methodist Chapel and a well-regarded pub. There is a large, well-used village hall with sports fields, a bus service and easy access to the A1(M).

Outside

Summerfield occupies a sunny south-facing site and has attractive lawned gardens with well-stocked borders and paved sitting areas. There is also a pond and outdoor lighting. There is also a useful stone-built store, together with a large timber shed with power and light.

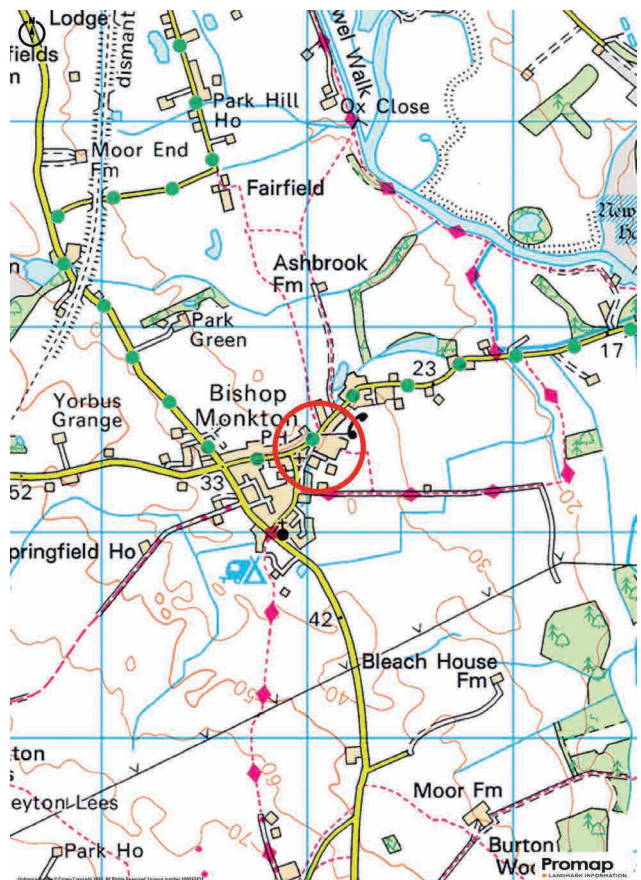
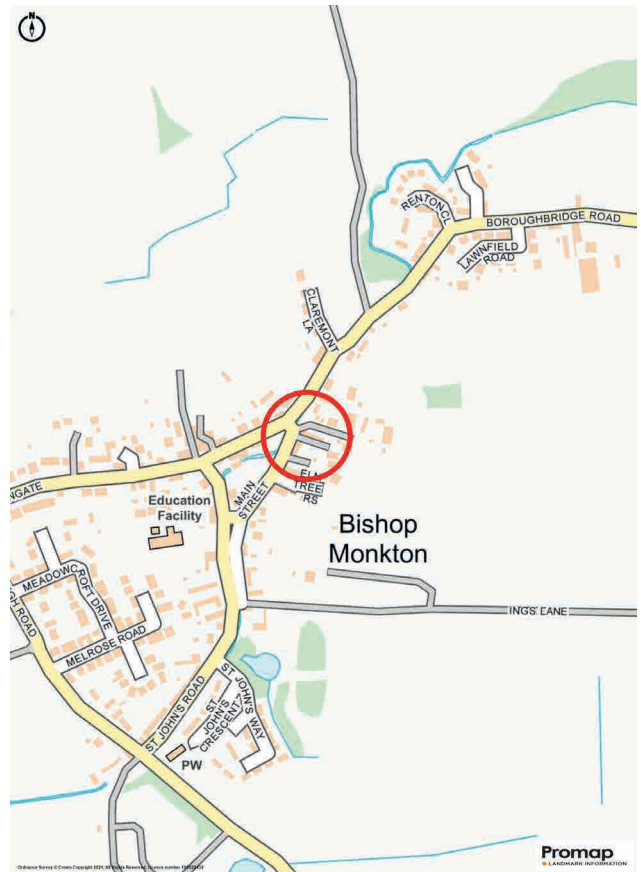
Services

All mains services connected .

Tenure

Freehold

Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs.			
A	(92+)		85
B	(81-91)		
C	(69-80)	72	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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