



VERITY  
FREARSON

15 WEST GROVE, BISHOP THORNTON, HARROGATE, HG3 3JU

£850,000



# 15 WEST GROVE, BISHOP THORNTON,

*Harrogate, HG3 3JU*

**A attractive and modern four-bedroom detached house situated in this delightful position, forming part of this select development built in 2019 and enjoying breath-taking views over the surrounding countryside.**

This is beautifully presented property provides generous accommodation which is appointed to a high standard. On the ground floor there is a stunning open-plan kitchen and living area with full-height windows overlooking the garden and countryside beyond. There is also a generous sitting room with a wood-burning stove, together with a study, cloakroom, boot room and utility. Upstairs, there are four large double bedrooms, two of which have en-suite shower rooms, in addition to a modern family bathroom. The accommodation is appointed to a high standard and has the benefit of air-sourced central heating system and an attractive, good-sized garden with lawn, patio and enjoying delightful views over the surrounding countryside.



Sitting Room · Study · Living Kitchen · Boot Room / Utility Room · Cloakroom

4 Bedrooms · 2 En-Suites · Bathroom

Ample Off-Road Parking · Double Garage · Generous Lawned Garden With Delightful Aspect













## ACCOMMODATION

The property has the benefit of underfloor heating throughout the entire ground floor.

### **GROUND FLOOR** **RECEPTION HALL**

With a large storage cupboard.

### **SITTING ROOM**

A spacious reception room with windows to three sides and wood-burning stove.

### **STUDY**

Providing a useful workspace.

### **CLOAKROOM**

With WC and basin

### **LIVING KITCHEN**

A stunning open-plan living space with sitting and dining areas with windows overlooking the garden and countryside beyond.

The kitchen comprises a range of stylish fitted units with granite worktop, island and breakfast bar. Induction hob, double oven, integrated dishwasher and wine fridge.

### **BOOT ROOM / UTILITY ROOM**

Providing a useful storage space and utility with fitted worktops and sink and space for appliances.

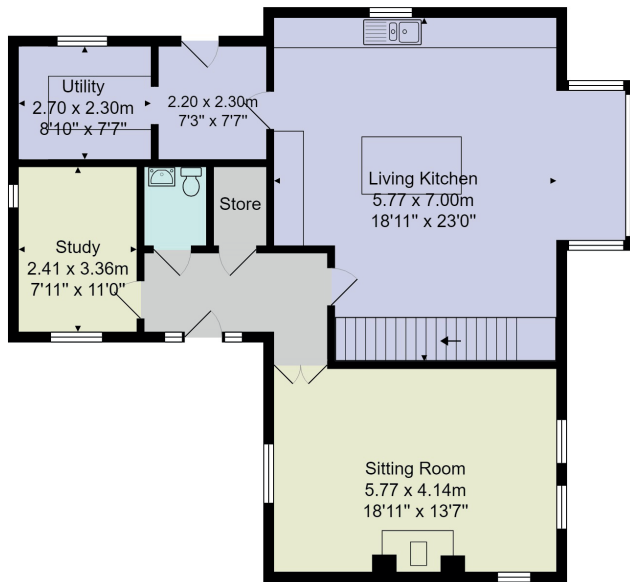
### **FIRST FLOOR** **BEDROOMS**

There are four good-sized double bedrooms on the first floor, two of the bedrooms have en-suite shower rooms, and the main bedroom has fitted wardrobes.

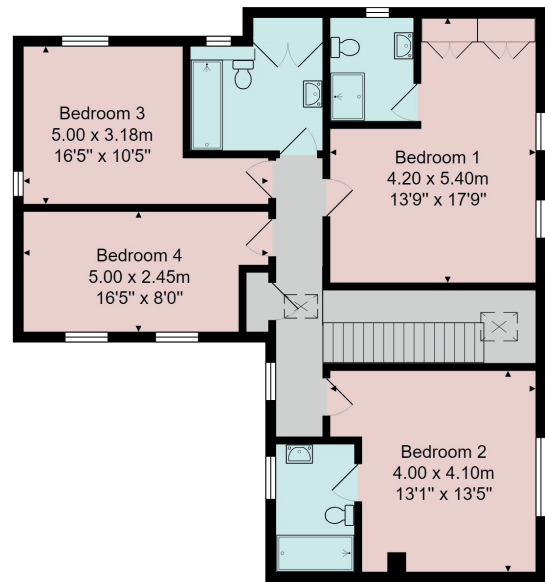
### **BATHROOMS**

There are two en-suite shower rooms and a family bathroom with modern white fittings, tiled walls and floors and heated towel rails.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 190.2 m<sup>2</sup> ... 2047 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**

The driveway provides ample, off-road parking and leads to a double garage. The property occupies a generous plot and has an attractive garden with lawn and patio, enjoying a delightful aspect directly over the adjoining countryside.

**Location**

The property forms part of this small select development of just five houses within the popular village of Bishop Thornton, surrounded by beautiful open countryside and conveniently located within a 15-minute drive of Harrogate. The nearby villages of Ripley, Hampsthwaite and Birstwith also provide an additional range of excellent local village amenities.

**Agent's Note**

The property has a modern air-sourced heat pump heating system.

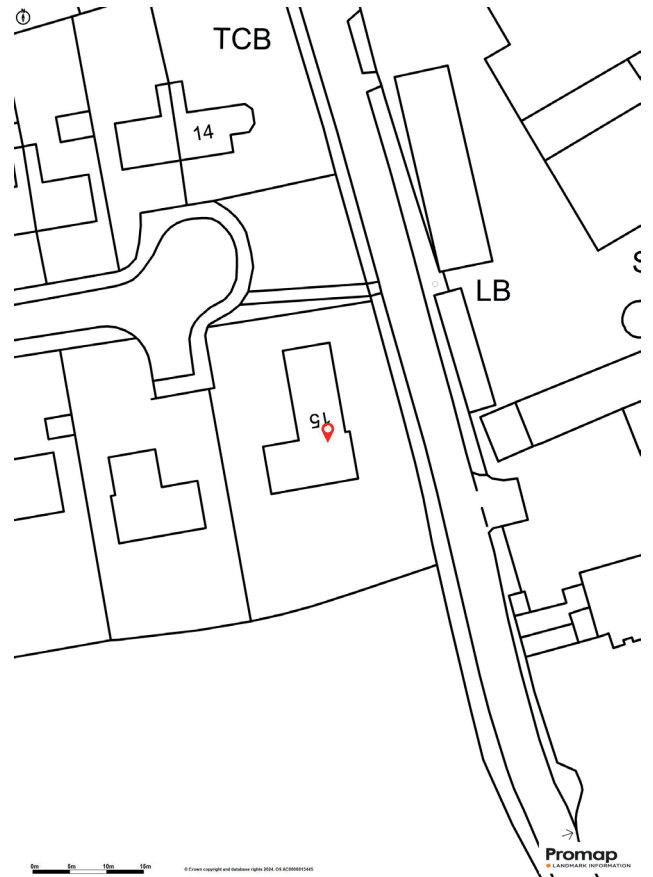
**Services**

All mains services connected.

**Tenure**

Freehold

**Council Tax Band - G**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	85
EU Directive 2002/91/EC			
www.epc4u.com			

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