



14 RENTON CLOSE, BISHOP MONKTON

OIEO £300,000





# Three-bedroom end terrace with delightful gardens and garaging.

14 Renton Close is an attractive end terrace property, located within the highly sought after village of Bishop Monkton forming part of a quiet cul-de-sac.

The house is fronted by a pretty garden, mainly laid to lawn with a paved pathway leading to the front door. The accommodation is arranged over three floors and comprises an entrance hall with stairs to the upper floor, generous sitting room with central fireplace and double doors to a dining kitchen with shaker style units, space for a table and chairs, and elevated views.

To the first floor there are two double bedrooms both with built in wardrobe storage, a third single bedroom, and a house bathroom.

Stairs from the kitchen provide access to the lower floor of the house where there is a utility room and separate w/c with wash basin. A door to outside reveals a covered area in front of the integral garaging.

A particular feature of the property is the delightful private rear garden space adjacent to the back of the house. A lawned area leads down to a paved sun terrace beside the beck. A bridge leads over the water to a further area of lawn with a generous additional seating area offering the perfect spot to sit and enjoy the open countryside views from.



**Tenure**  
Freehold

**Local Authority**  
North Yorkshire Council

**Council Tax**  
Band D

**EPC Rating**  
C









## Location

Bishop Monkton is highly regarded as an ideal English village with a picturesque stream at its heart. There is a selection of amenities within the village itself, including a church, public house and a village hall, as well as a top performing local primary school and in catchment area for Ripon senior schools. For the commuter, the village is well placed for both local and national road routes, including the A61 and the A1(M).

## Services

We are advised the property is connected to mains water, electricity, and drainage. Mains gas fired central heating is also installed.

## Directions (HG3 3UB)

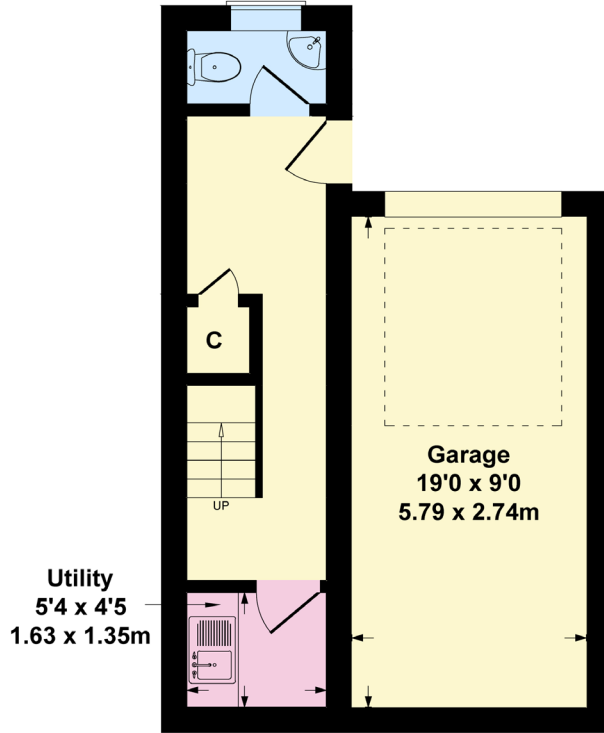
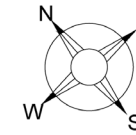
Follow the road into Bishop Monkton (Moor Road) from the Ripon Road (A61) until arriving at a crossroad. Continue straight ahead onto Hungate and follow the road into Boroughbridge Road where Renton Close can eventually be found on the left-hand side, number 14 is on the right-hand side as you drive down the cul-de-sac.

## Viewing Arrangements

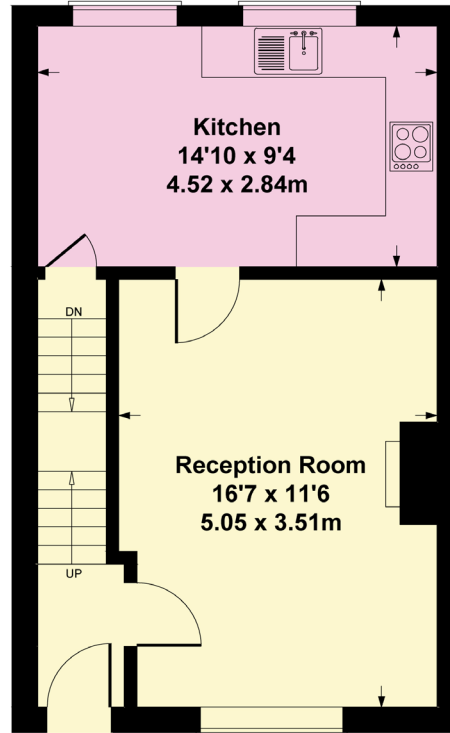
Strictly by appointment via the selling agent – North Residential  
Tel: 01423 530088  
Email: [harrogate@northresidential.co.uk](mailto:harrogate@northresidential.co.uk)



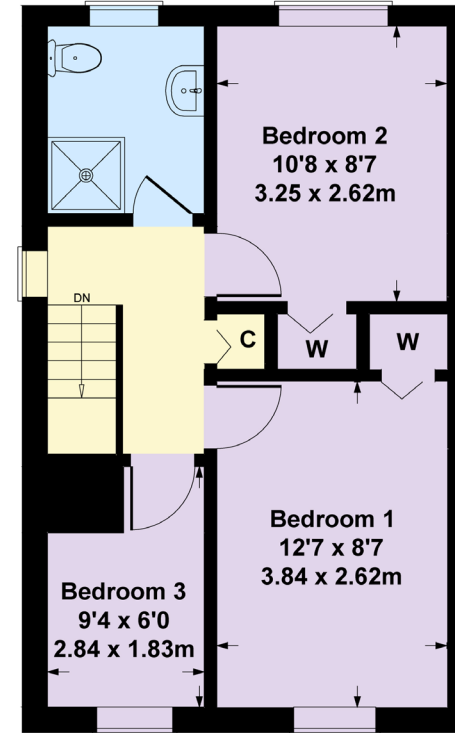




**BASEMENT**



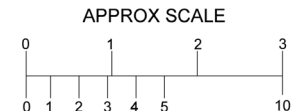
**GROUND FLOOR**



**FIRST FLOOR**

**This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.**

**14 Renton Close, Bishop Monkton, HG3 3UB**



**APPROXIMATE GROSS INTERNAL AREA**  
 House - 947 sq ft - 88 sq m  
 Garage - 172 sq ft - 16 sq m  
 Total - 1119 sq ft - 104 sq m

**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**



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