



SERENITY HOUSE, BISHOP MONKTON

GUIDE PRICE £695,000





# Stunning newly constructed detached village home with warranty.

Serenity House is an impressive, detached property forming part of an exclusive development of just five properties by Ashfield Homes, a forward thinking, independent Yorkshire house builder that prides themselves on creating beautiful, quality homes that have been thoughtfully designed.

This newly constructed home, with solar panels and underfloor heating, has been finished to the highest standards throughout with stylish accommodation extending to over 1,700 sq ft including integral garaging.

The light filled contemporary interior is arranged over two floors and comprises a welcoming entrance hall with galleried landing above and guest w/c off, fantastic open plan kitchen and living space, separate utility room with access to the garden, and an integral garage.

The stunning open plan living space benefits from a fully fitted kitchen area with a range of shaker style cabinetry, integrated appliances, and quartz work surfaces. This space flows into a significant adjoining reception room with bi-folding doors leading out the enclosed rear garden and a large window overlooking the front garden.



**Tenure**  
Freehold

**Local Authority**  
North Yorkshire Council

**Council Tax Band**  
TBC

**EPC Rating**  
A



## Accommodation continued...

To the first floor are four double bedrooms, including a principal bedroom with its own en suite shower room. A luxurious house bathroom off the landing services the remaining three bedrooms.

## Outside

Serenity House occupies an excellent position at the head of this exclusive development with a fenced garden and gravelled parking area for two vehicles in front of the integral garaging to the front of the property. To the rear is a fantastic, enclosed garden, mainly laid to lawn with a gravelled walkway and paved sun terrace. This particularly private space is adjacent to open countryside with distant views.

## Location

Serenity House is located in the centre of Bishop Monkton which 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 top performing local primary 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). For public transport, local bus routes pass through the village and rail links are accessible from the stations of Harrogate, Thirsk and York.





## Services

We are advised that the property is connected to all mains services. Solar panels and an EV charge point are installed.

## Directions - HG3 3QN

Follow the road into Bishop Monkton (Moor Road) from the Ripon Road (A61) until arriving at a crossroad. Continue straight ahead onto Hungate and proceed for approximately a 1/4 mile where the entrance to the site can be found on the left-hand side of the road identified by a North Residential for sale board. Proceed into the development where Serenity House can be found at the rear of the site.





# Serenity House, Boroughbridge Road, Harrogate , HG3 3QN

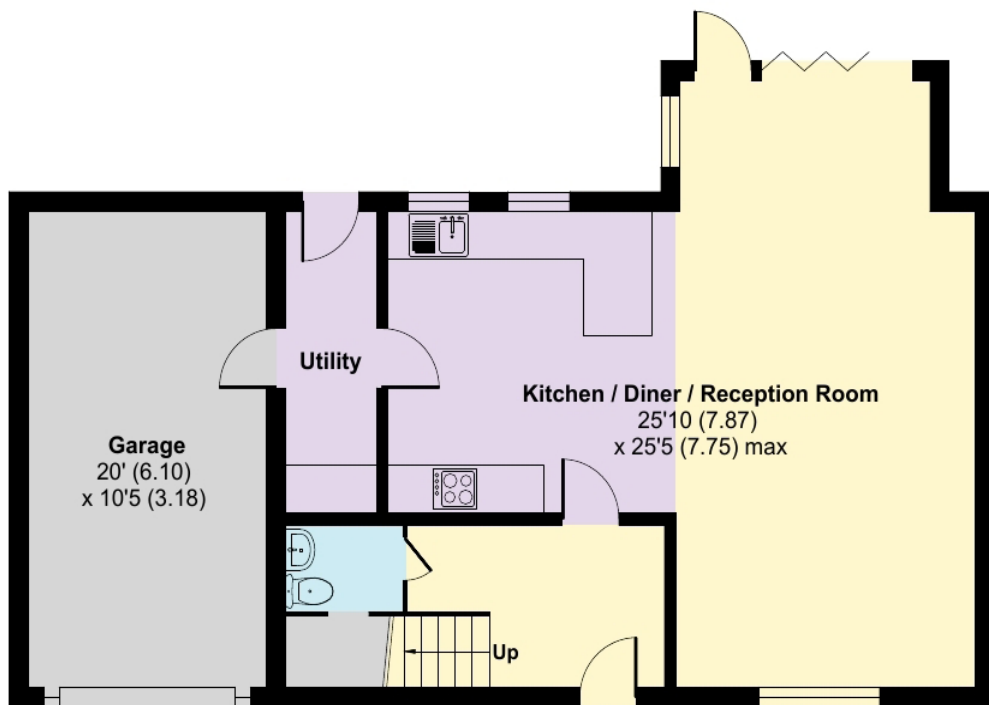


Approximate Area = 1500 sq ft / 139.3 sq m

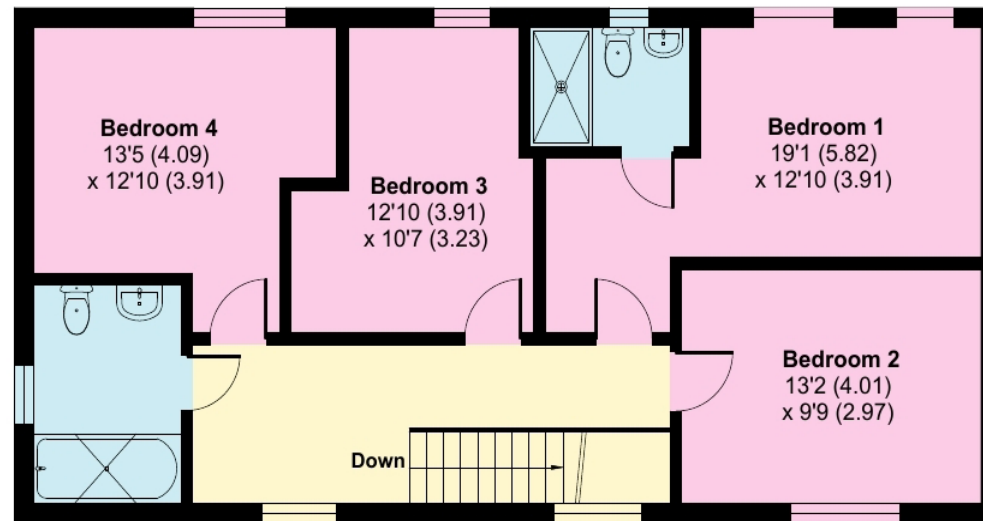
Garage = 210 sq ft / 19.5 sq m

Total = 1710 sq ft / 158.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at [www.northresidential.co.uk](http://www.northresidential.co.uk).

Particulars dated September 2024. Photographs dated August 2024.

North Residential is the trading name of North Residential Estate Agents Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.





NORTH  
RESIDENTIAL

