



GREEN GABLES, BISHOP MONKTON

GUIDE PRICE £495,000



Stunning, newly converted village home with private gardens and parking.

Green Gables is an impressive village 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.

During its conversion from the former Lamb & Flag pub this stunning home has been treated to a new roof, external render, double glazed windows and French doors, new electrics, plumbing and heating throughout - now offering brand new contemporary living within a fully updated period shell and a 10-year warranty.

The stylish accommodation is arranged over three floors and extends to 1,146 sq ft in total. A welcoming entrance hall with stairs to the upper floors leads to a fabulous open plan living space with a sitting area overlooking the village via a large bay window, and a separate fully fitted kitchen area with shaker style cabinetry, integrated appliances, and quartz work surfaces - double doors lead out the private rear garden and parking area.

A fully fitted utility room with separate guest w/c off the kitchen completes the excellent ground floor accommodation.



Tenure
Freehold

Local Authority
North Yorkshire Council

Council Tax Band
TBC

EPC Rating
A







Accommodation continued...

To the first floor a central landing leads to two double bedrooms, one with its own stylish fully tiled en suite shower room. There is also a luxurious house bathroom on this floor.

Stairs from the first-floor landing rise to a further bedroom suite in the roof space of the house. This double bedroom is flooded with natural light via a Velux window and benefits from its own en suite shower room.

Outside

To the front of the house is a generous garden, mainly laid to lawn with a paved pathway leading to the front door. This delightful space is fully enclosed by fencing and a stone walled boundary and enjoys a pretty aspect over the village. To the rear of the property is a further garden. This private space has a paved sun terrace with a lawn and adjacent parking area. There is also a second allocated parking space for the property within the grounds of the development.

Location

Green Gables 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.

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 Green Gables can be found on the left-hand side of the road identified by a North Residential for sale board.



Boroughbridge Road, Bishop Monkton, Harrogate, HG3

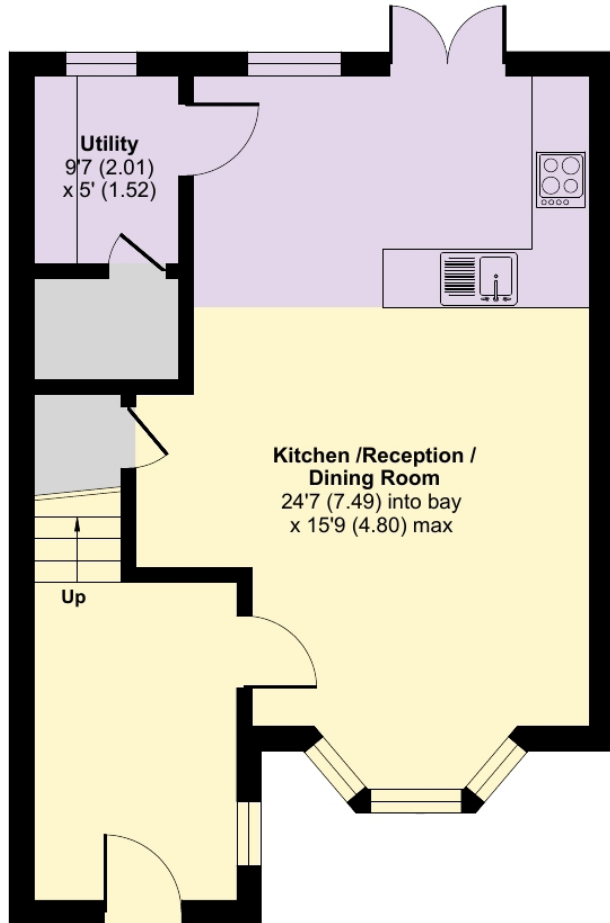


Approximate Area = 1113 sq ft / 103.4 sq m

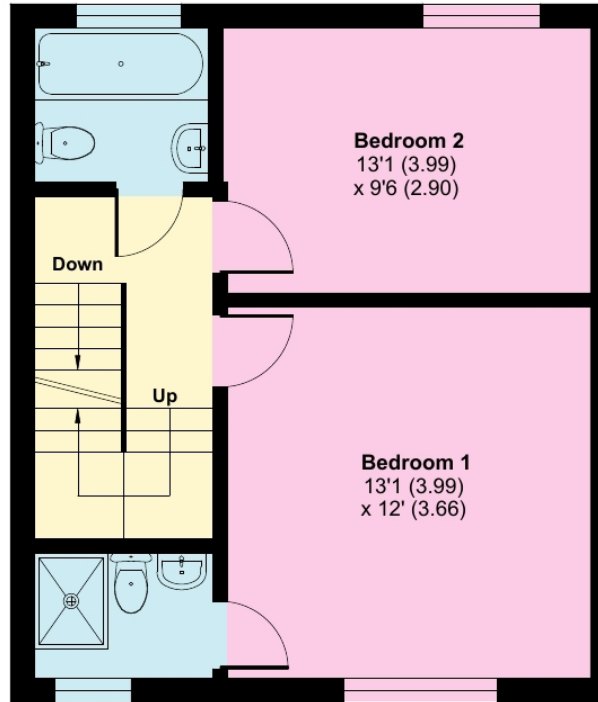
Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 1146 sq ft / 106.4 sq m

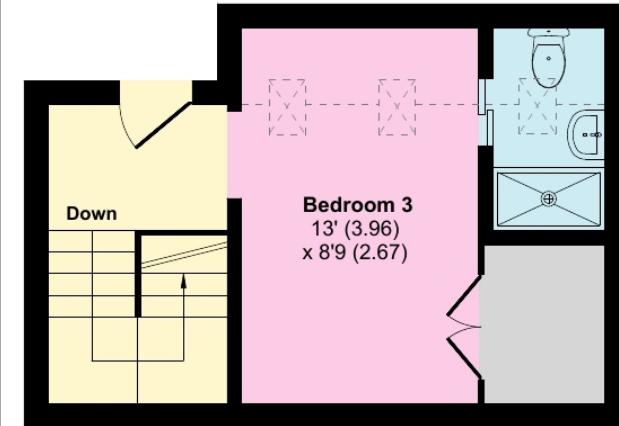
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND 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.

Particulars dated October 2024. Photographs dated July & October 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.



