



8 Melrose Crescent, Bishop Monkton, Harrogate, HG3 3SW

£440,000

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A well-presented three-bedroom detached bungalow positioned at the head of a quiet residential cul-de-sac in this popular and attractive village.

This superb bungalow offers well-appointed accommodation with modern fittings throughout, together with oil-fired central heating, double glazing, private gardens, driveway and single garage.

Bishop Monkton is a highly regarded village situated midway between Harrogate and Ripon, offering a good range of amenities including pubs, a primary school and church. Available with no onward chain, this excellent bungalow warrants early internal viewing.





GROUND FLOOR

ENTRANCE HALL

A spacious reception hall with fitted storage cupboards.

LOUNGE

A large reception room with bay window to the front and further window to the side.

OPEN-PLAN DINING KITCHEN

DINING AREA

With space for dining and windows to the front and side.

KITCHEN

A modern fitted kitchen comprising a range of units with induction hob, integrated oven, dishwasher, fridge/freezer and space and plumbing for a washer/dryer.

BEDROOMS

There are three good-sized bedrooms. One bedroom has a door providing access to the rear garden.

BATHROOM

A modern white suite comprising WC, basin and bath.

LOFT

A pull-down ladder provides access to the loft where there is useful storage space.

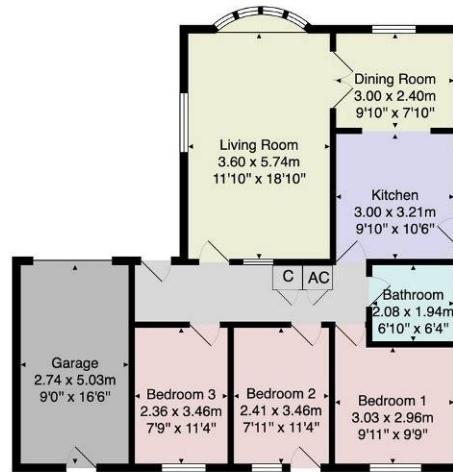
OUTSIDE

A resin driveway provides parking and leads to a single garage with light, power and plumbing. There is an attractive rear garden with lawn and planted borders.

Tenure - Freehold

Council Tax Band - E





Total Area: 96.4 m² ... 1038 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A-E)	107	
Energy efficient (F-G)	51	
Energy neutral (E)		
High energy user (H-J)		
Very high energy user - higher running costs (K-M)		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

www.EPC4U.COM