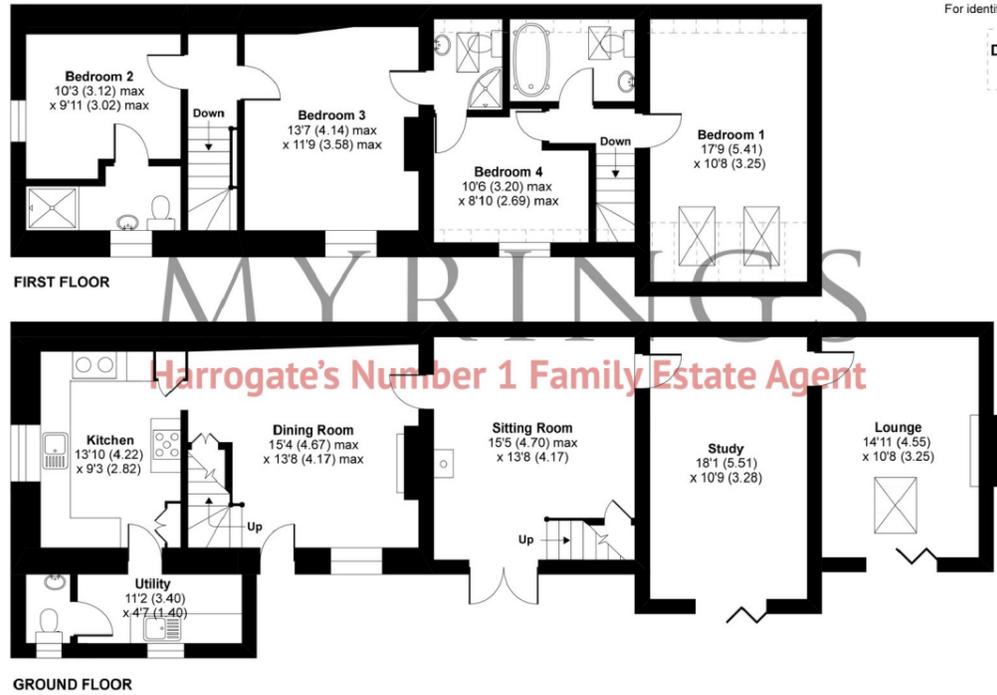N

Boroughbridge Road, Bishop Monkton, HG3

Approximate Area = 1747 sq ft / 162.3 sq m
Limited Use Area(s) = 85 sq ft / 7.9 sq m
Total = 1832 sq ft / 170.2 sq m
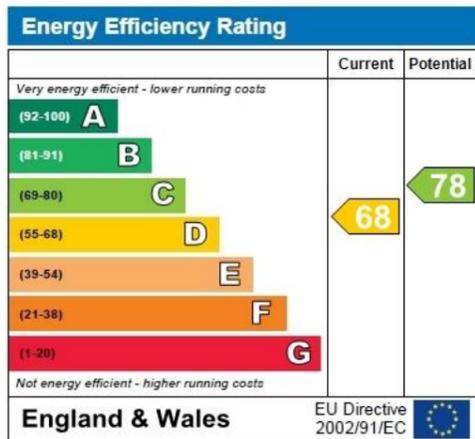For identification only - Not to scale

Denotes restricted
head height

MYRINGS
Harrogate's Number 1 Family Estate Agent

FIRST FLOOR

Bedroom 2
10'3 (3.12) max
x 9'11 (3.02) max

Down

Bedroom 3
13'7 (4.14) max
x 11'9 (3.58) max

Down

Bedroom 4
10'6 (3.20) max
x 8'10 (2.69) max

Bedroom 1
17'9 (5.41)
x 10'8 (3.25)

GROUND FLOOR

Kitchen
13'10 (4.22)
x 9'3 (2.82)

Dining Room
15'4 (4.67) max
x 13'8 (4.17) max

Up

Sitting Room
15'5 (4.70) max
x 13'8 (4.17)

Up

Study
18'1 (5.51)
x 10'9 (3.28)

Lounge
14'11 (4.55)
x 10'8 (3.25)

Utility
11'2 (3.40)
x 4'7 (1.40)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
Produced for Myrings. REF: 672102

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Potential: 78

England & Wales   EU Directive 2002/91/EC

Directions

Proceed out of Harrogate on the A61 towards Ripon, passing through Wormald Green and at the Bishop Monkton crossroad turn right into Moor Road towards the village (opposite Cascade Garden Centre). At the junction with Knaresborough Road corss over into Hungate and continue into Boroughbridge Road where Curlew Cottage can be found on the right hand side.

Curlew Cottage, Boroughbridge Road, Bishop Monkton

£595,000

MYRINGS
Harrogate's Leading Family Estate Agent

BEST ESTATE AGENT GUIDE 2020 : EXCELLENT
SALES & LETTINGS

Curlew Cottage, Boroughbridge Road, Bishop Monkton, North Yorkshire, HG3 3QN

🛋 4   🛏 4   🛁 3

A characterful detached property occupying a desirable position within this highly sought after village, offers extensive living space, four bedrooms and south facing garden,

Fronted by double timber gates that open to the gravelled driveway flanked by the south facing lawned garden, the accommodation opens to the formal dining room with natural travertine tiled flooring that extends through to the kitchen which presents solid wooden units and Aga range. The separate practical utility room provides access to a guest w/c. Adjoining the dining room is a snug sitting room with log burning stove and French doors that open out to the garden. There are two further reception rooms, the is utilised as a home office which has bi-folding doors to the garden, as does the lounge which boasts a feature vaulted ceiling and fireplace that houses a log burning stove. There are two staircases in the property to access the first floor

accommodation. The first provides access to two double bedrooms both with newly refurbished en-suite shower rooms. The second staircase leads up to a large double bedroom, house bathroom with free standing bathtub and bedroom four which also has Jack & Jill en-suite access. There is an outbuilding for garden storage.

Curlew Cottage is situated within the heart of the popular village of Bishop Monkton which is conveniently located between Harrogate and Ripon, both of which are easily accessible and offer excellent schooling and everyday amenities. The A1M which links into the national motorway network is within a short drive, and the town centre train station in Harrogate provides a regular service to the main stations in York and Leeds. The picturesque village centre provides a variety of facilities including two churches, a school, two public houses and sports facilities.

Bus	Main Roads	Train	Airport
2 minute walk	A1M - 6.6 miles	Knaresborough - 8.8 miles	Leeds Bradford - 20.6 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Services
All mains services are connected to the property.

Rating Authority
Harrogate Borough Council Tax Band E

Tenure
Freehold