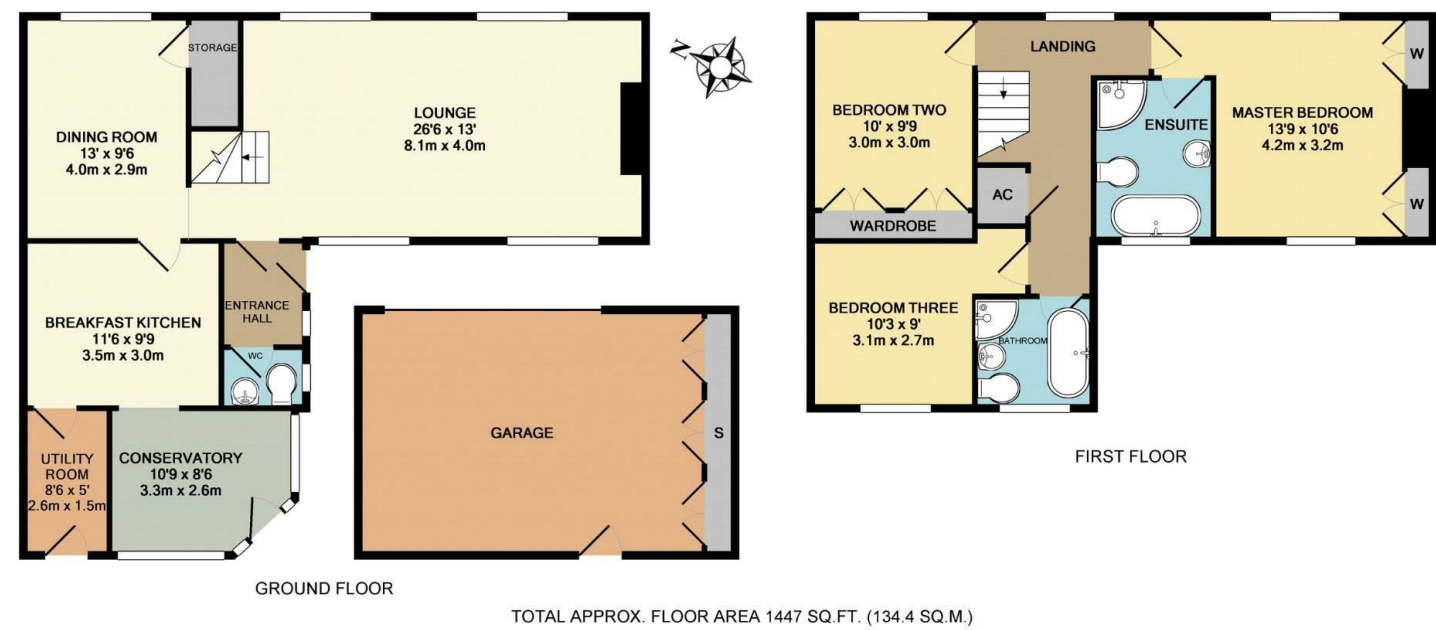
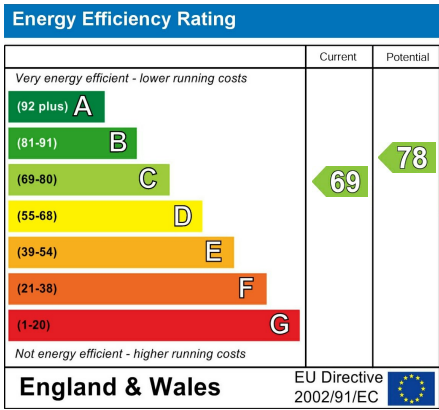


Floor Plan



Energy Performance Certificate



Directions

Proceed toward Ripon on the A61. Take the right turning into Bishop Monkton. At the cross roads as you enter the village turn right. Just before the church turn left into St John's Road where the property is easily found on the left marked by a Hopkinsons for sale board.

Council Tax Band F Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£755,000

Cobblers Cottage, St John's Road, Bishop Monkton, Harrogate, North Yorkshire, HG3 3QU 3 Bedroom Character Property

Cobblers Cottage is the quintessential three double bedroomed detached village cottage which is beautifully presented throughout and offers private and low maintenance gardens, double garage and electric security entry gates situated in this ever popular village between Harrogate and Ripon. NO CHAIN INVOLVED.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

Presented to an exacting standard and with an alarm system, sliding double glazed windows and gas central heating this impressive and deceptively spacious home briefly comprises: with ground floor under floor heating, reception hall, guest cloakroom/WC, delightful 26 foot long lounge with feature open fireplace and bespoke fitted cupboards and shelving either side, separate dining room with useful storage cupboard. Superb breakfast kitchen with integrated fridge, freezer, dishwasher and electric EverHot cooker. Useful rear lobby/utility room with space for washing machine and tumble dryer. Pleasant conservatory which overlooks the garden and has a door leading out into it.

First Floor

On the first floor the landing has an airing cupboard which houses the Worcester boiler and pressured hot water system, and there is also a wooden drop down loft ladder leading to a fully boarded loft space with lighting. The landing leads to the Master bedroom with a good range of fitted wardrobes and a luxury en-suite bathroom with roll top bath and a separate walk in shower, w/c and hand basin. Second double bedroom with built in wardrobes, third double bedroom which is currently used as an office and a luxury house bathroom with roll top bath and corner shower w/c and hand basin.

Outside

Outside there are electric gates which lead to a gravelled driveway and towards the double garage with electric door, power and lighting. There is also a door at the back of the garage leading to a storage area. With a low maintenance garden including well stocked flower beds and a patio area creating a pleasant and private seating area.

Surrounding Area

Bishop Monkton is a very pretty and popular village with a real community and has a village hall, sports field, a variety of sports clubs, churches, Primary School and a Pub situated between Harrogate and Ripon with easy access to both and to the A1M for commuters. Harrogate and Ripon offer a wide range of amenities, bars, restaurants, secondary schooling options, transport links via bus and rail to York, Leeds and London from Harrogate.

