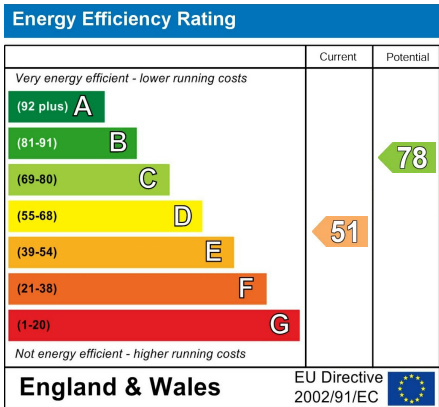


Floor Plan



Energy Performance Certificate



Directions

Proceed out of Harrogate on Ripon Road. Continue along the A61 until the garden centre and turn right towards Bishop Monkton onto Moor Road. Continue until the crossroads and proceed straight ahead into Hungate and turning into Boroughbridge Road, where the property is easily found on your right hand side.

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.



£595,000

Old Mechanics Institute Zion Terrace, Bishop Monkton, Harrogate, HG3 3RB 3 Bedroom Character Property - Detached

The Old Mechanics Institute is a stunningly presented three bedroomed detached house benefitting from well proportioned living accommodation throughout with character features and is nestled in the heart of the ever popular village of Bishop Monkton.



HOPKINSONS  
E S T A T E A G E N T S

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



Description

Dating back to 1859, formally a community hub for learning and writing, then changing to a hall for the village to use before being converted into a home. The living accommodation comprises; entrance hall with flagged floor, spacious lounge which is dual aspect and an understairs storage cupboard, open plan dining and living area with double doors leading out onto the south facing private garden. From the dining area there is an opening into the modern fitted kitchen with electric underfloor heating, quartz worktops, integrated dishwasher, Smeg Range gas cooker and extractor fan and space for a fridge freezer. There is also a downstairs w/c and storage area which also has electric underfloor heating.

On the first floor the landing leads to the Master bedroom with walk in dressing room and ensuite shower room with walk in shower, w/c and hand basin. From the Master bedroom there is a doorway leading into the clock tower with a hatch and ladder leading up to the beautifully maintained original working clock. There are two further double bedrooms and a modern house bathroom with shower over the bath, w/c and hand basin.

Outside to the front of the property is a block paved driveway creating off street parking for multiple vehicles. There is a side path leading to the rear garden which is a lovely private low maintenance south facing garden and creates a great entertaining space and also has raised beds, Astro turf lawn, hot tub, office garden pod which has power and lighting with electric heating but perfect for an office/studio/gym or entertaining space.

