



Tenon House, Hungate, Bishop Monkton
Harrogate, North Yorkshire

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Tenon House

Hungate, Bishop Monkton

Harrogate HG3 3QL

An attractive modern detached 4/5-bedroom family home, set in a desirable village location close to Ripon

Ripon city centre 3.6 miles, A1(M) (Jct 48) 6.4 miles, Harrogate town centre 8.9 miles, Harrogate mainline station 9.4 miles (2 hours 53 minutes to London Kings Cross), Leeds/Bradford Airport 20 miles, York 24 miles, Leeds 25 miles

Reception hall | Drawing room | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | Shower room | Study/bedroom | 1 Bedroom annexe | Double garage | Garden/Patio | EPC rating C

The property

Tenon House is a beautifully appointed modern home arranged over three floors that offers traditional styling outside, with its brick elevations and sash windows, while inside there is understated contemporary accommodation with high-quality fittings and plenty of natural light throughout.

The ground floor has a comfortable drawing room at the front with a bay window and a fireplace fitted with a woodburning stove. At the rear there is an open-plan kitchen and breakfast room with bi-fold doors opening onto the south-facing garden. The kitchen itself has modern units in white, a central island with a breakfast bar, integrated appliances, and a stainless-steel range cooker.

On the first floor there are two double bedrooms including the generous principal bedroom with its en suite shower room. Both bedrooms have built-in storage, there is also a study, which could be used as a further bedroom, a modern bathroom completes this floor. The second floor comprises a further bedroom with a modern shower room.

Outside

At the front of the house, steps lead to the entrance, with the front garden featuring an area of lawn, gravel terracing, border box hedging and various shrubs. At the rear, the garden is low maintenance with a stylish patio area, partially shaded by a wooden pergola, a central water feature with hot tub and fire pit, all of which enjoys outdoor lighting. Access for vehicles is via the shared driveway to the side and rear of the main house, which leads to the double garage with an electric door.

Above the garage there is a useful annexe with a double bedroom, its own shower room and plumbed for a kitchen, ideal for several uses such as a guest suite, for use by a dependant relative or separate office space to the main house.

Location

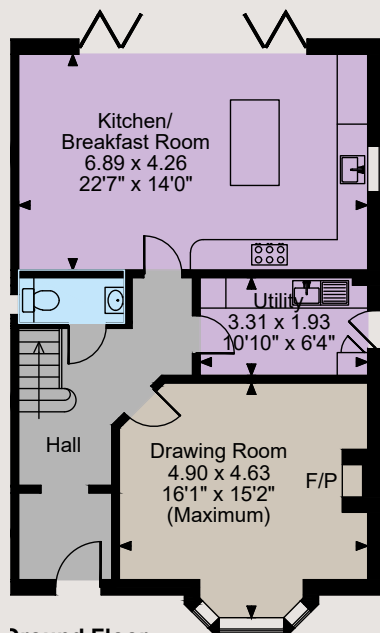
The small and pretty village of Bishop Monkton lies nine miles north of the popular and historic town of Harrogate, surrounded by beautiful North Yorkshire countryside. The village itself has a primary school, village hall, children's play area, a public house, two churches, playing fields, a cricket pitch, tennis courts and a bowling green, while further local amenities can be found in the cathedral city of Ripon, three and half miles away. Ripon has several supermarkets, plenty of shops and an excellent selection of restaurants, cafés, and bars. Harrogate is also easily accessible, offering a further fine selection of shops, leisure, and cultural facilities.

Further schooling is available in the surrounding villages, including the outstanding-rated Burton Leonard Church of England Primary School, while Ripon has the outstanding Grammar school. The A1(M) is six miles away, offering easy access by road to the north and south, while mainline rail services are available from Harrogate.

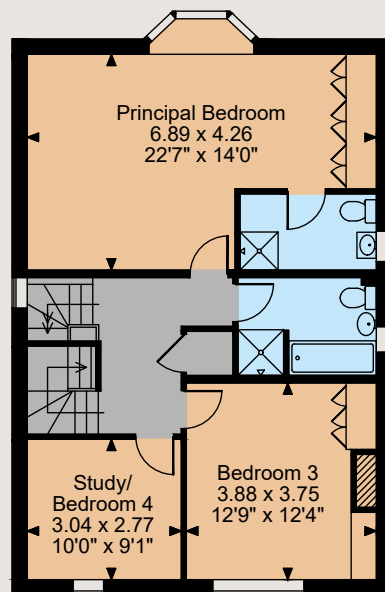




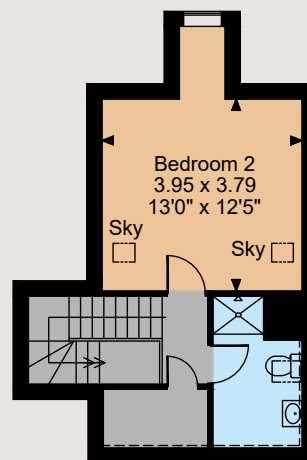
Tenon House, Hungate Bishop Monkton, Harrogate
Main House internal area 1,836 sq ft (171 sq m)
Garage internal area 270 sq ft (25 sq m)
Annexe internal area 211 sq ft (20 sq m)



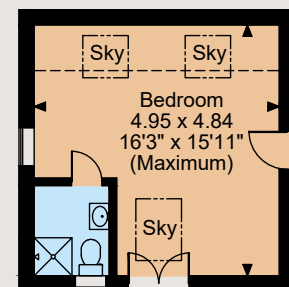
Ground Floor



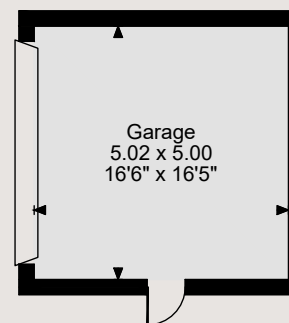
First Floor



Second Floor



First Floor Annexe



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Harrogate, take the A61 north and continue to follow the A61 for 7.6 miles before turning right onto Moor Road. After 1.1 miles, continue straight ahead at the junction onto Hungate, and you will find the property on the right.

General

Local Authority: North Yorkshire Council
Services: Mains gas, electricity, water and drainage

Council Tax: Band F

Tenure: Freehold

Guide Price: £750,000

Harrogate

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