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Fontein House, Fontein Terrace, Boroughbridge Road, Bishop

A superb opportunity to purchase a traditional red brick terrace home in one of the area's most sought after villages. In need of full refurbishment throughout, but benefiting from a layout offering scope to create a fabulous home with ample outbuildings.

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Fontein House, Fontein Terrace, Boroughbridge Road, Bishop

Guide Price: £350,000

- A beautiful four bedroom red brick terrace property in need of modernising throughout.
- With a range of versatile outbuildings, that could lend themselves to storage or additional accommodation, subject to consents.
- Prime village location







General remarks

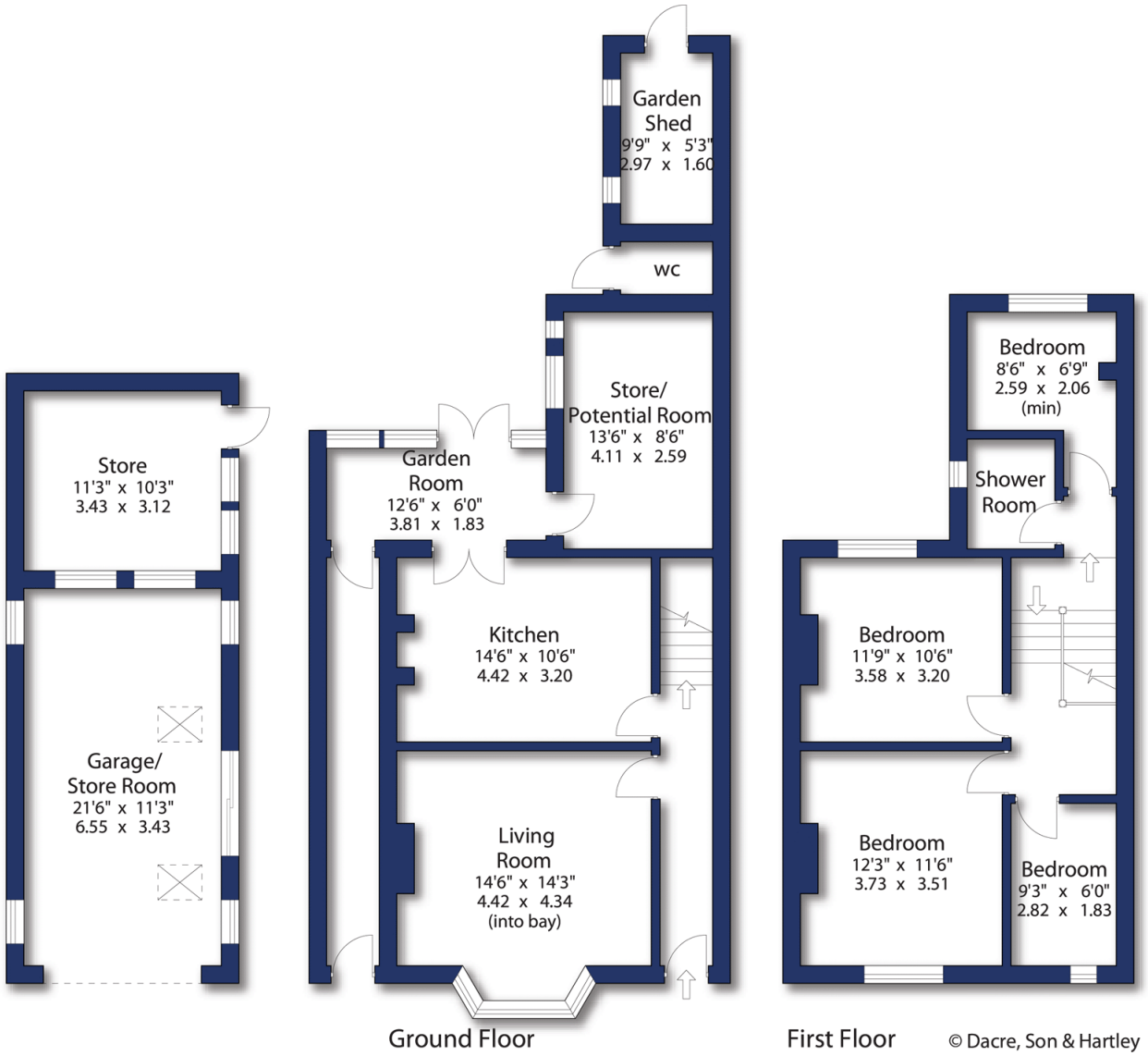
Fontein House is a characterful four-bedroom family home forming part of an attractive red brick terrace on the popular Boroughbridge Road in Bishop Monkton. Offering generous accommodation and excellent potential for improvement. Requiring modernisation throughout, the property presents an exciting opportunity for buyers looking to create a home to their own specification. The accommodation includes a spacious living room with a bay window to the front, while the kitchen is fitted with a range of wall and base units and opens through patio doors into a garden room, providing additional reception space and access to a large store.

To the first floor there are four bedrooms, comprising two doubles and two singles, offering flexible accommodation beneficial for creating a home office. The bedrooms are served by an upstairs shower room, and whilst the property would benefit from updating, it offers a familiar layout with well-proportioned rooms and the potential to be transformed into a superb family home.

A particular highlight of Fontein House is the extensive range of outbuildings and external space. These include a substantial store with potential for conversion into additional accommodation, a home office or hobby space, subject to any necessary consents, together with a brick-built garden shed, outside WC, garage and further store. To the rear, the property enjoys a patio seating area, lawned garden and valuable off-street parking, providing a practical and versatile outdoor space that is increasingly difficult to find.

Bishop Monkton is a highly regarded and picturesque North Yorkshire village situated between Harrogate and Ripon. The village enjoys a thriving community and offers a range of local amenities, including a primary school, village shop, public house, church and recreational facilities. Surrounded by attractive countryside yet conveniently placed for commuting and everyday travel, Bishop Monkton remains one of the area's most sought-after village locations.

Floorplans

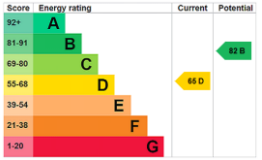


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Contact us

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Directions

Upon entering Bishop Monkton, from the Ripon side, head down Hungate and follow the road for approx 0.3 miles until you reach the ford crossing on your right. On the left there is a field, the property can be found just after the field on the left hand side, identified by our For Sale Board.

What3Words

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently D

Tenure, Services & Parking

- Freehold
-
-

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it