



BARCLAY WATT

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Estates

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## St John's Road, Bishop Monkton

Guide Price £425,000

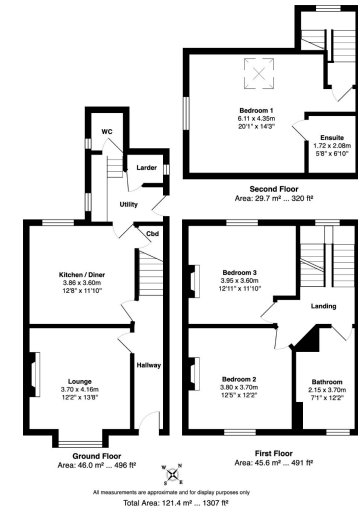
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Barclay Watt are excited to launch this picture perfect three bedroom, two bathroom cottage in the much sought after village of Bishop Monkton. The property is beautifully presented and offers great family accommodation arranged over three floors. Having undergone a full refurbishment over recent years including new sash windows throughout, the property still retains many original features, such as the beautiful fireplaces in several rooms and several internal doors. Bishop Monkton is frequently rated one of the prettiest villages in North Yorkshire, and has a great community with many events organised by locals throughout the year. There is an OFSTED rated 'Good' village primary school, a pre school, and the extremely popular Masons pub which is the hub of the village. Kirkdene Cottage is directly opposite the local church and so offers pretty views from the front aspect. Viewings are highly recommended to fully appreciate this beautiful home.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	41   E	
21-38	F		
1-20	G		