



HALLIKELD VIEW

Hallikeld View, Melmerby, HG4 5HN

£260,000



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An attractive end of terrace house offering a fantastic opportunity in a desirable and convenient village between Ripon and Thirsk, conveniently placed for the A1(M) and travel throughout the area. The property is currently let on an AST so would be ideal to add to an existing portfolio or for first time buy-to-let investors. For owner-occupiers, the house can be offered with vacant possession on completion.

This bright and spacious end of terrace house was comprehensively modernised in 2020 to include neutral décor, new carpets and floor coverings, stylishly re-fitted kitchen and bathroom, together with numerous thoughtful touches throughout. The property was re-roofed, re-wired and re-plastered during 2020 and benefits from newly installed ASHP (Air Source Heat Pump) central heating, reducing costs for the occupier as well as their carbon footprint. The current owner also fitted a plethora of power points, TV points and has created a useful outside utility room for added practicality.

Please note the photographs are from 2020, taken just after modernisation work was completed.





A modern front door leads into the hall. Stepping into the sitting room reveals a well-proportioned and light space with two radiators, electric 'stove' style fire and access to an under-stairs cupboard. The dining kitchen offers a stylish range of units with plenty of work-space, an area for dining table and door to the rear.

From the first floor landing, there are three good size bedrooms together with a modern house bathroom with heated towel rail and a white suite including bath with shower over, wash basin and toilet.





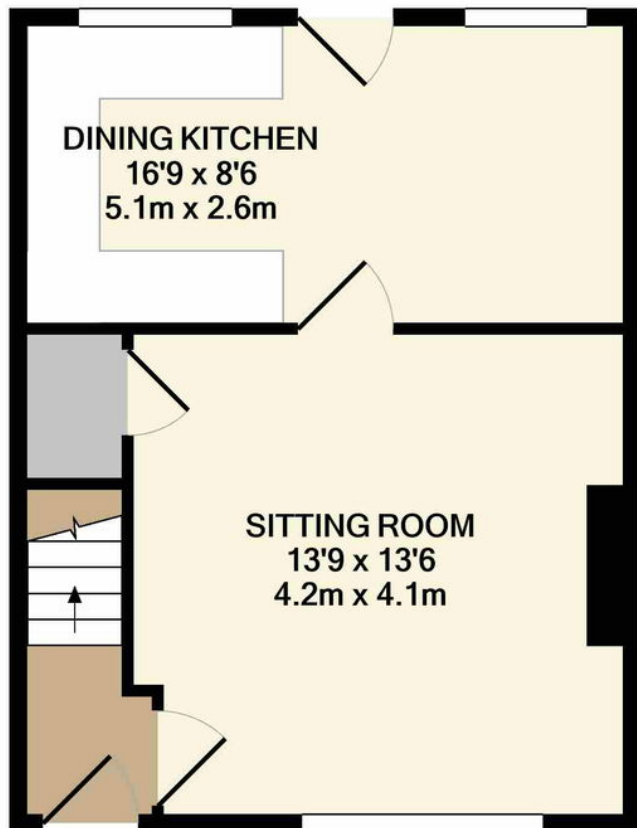
Front garden with lawn and pathway to the house. To the rear of the house there is a generous garden with patio space, useful utility room with power and plumbing for appliances, lawn and large workshop/storage buildings.

AGENT'S NOTE: Please note the 'drive' at the side does not form part of the property. Please contact the agent for more information.

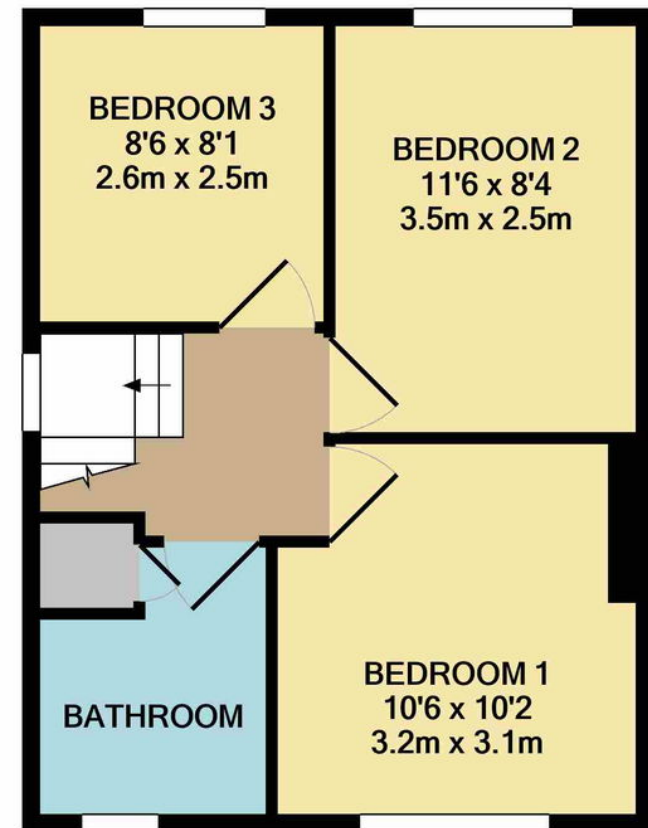
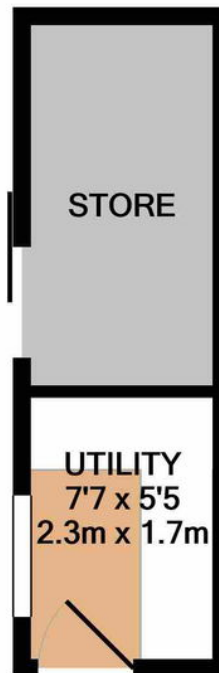
Melmerby is an attractive North Yorkshire village with a traditional range of amenities including an active village hall, village pub (recommended!) and children's play area. The cathedral city of Ripon and market town of Thirsk are within easy driving distance and both offer a wide choice of shops, restaurants and leisure facilities.

The village is superbly placed for the commuter or regular traveller with fantastic ease of access to the A1(M), A19 and the train stations at Thirsk and Northallerton.





GROUND FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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SOLO PROPERTY MANAGEMENT LTD

Visit our showroom at 13 Fishergate, Ripon, HG4 1EA

EMAIL

Info@solopm.com

www.solopropertymanagement.com

