



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



7 Hall Mews, Ripon, HG4 5HA
Price Guide £175,000

Thought to be the original coach house to Melmerby Hall, this spacious property offers excellent living space with the benefit of parking and also garage. Viewings are essential. NO ONWARD CHAIN



The Property

Entry to this home is located on the ground floor where there is a pleasant reception hall leading to the utility/ cloak room, integral garage and also a staircase to the first floor.

The utility/ cloakroom has a range of fitted units, roll top work surface, necessary plumbing and also aw.c.

On the first floor, the hallway allows access to the majority of the accommodation, store cupboard and also access to the loft area accessed via a hatch and drop down ladder.

The living room has a contemporary electric fire set as the focal with a large bow window with seating to the front elevation.

A modern and well appointed kitchen has a large number of cupboards and storage solutions, excellent work surface area and also a host of fitted appliances. With ample space for a dining table and chairs, there is an oak flooring finish.

The bedroom is a comfortable double room with a window to the front elevation whilst to the rear of the home there is also a further reception room which would be deemed a single bedroom in size.

Completing the home is the exceptionally large bathroom which comprises brand new step in shower cubicle, panel bath, w.c and also a wash hand basin sink.

For parking, there is the useful integral single garage.

The property is freehold
Council: Harrogate
Council Tax Band: A
EPC: TBC
EPC Link: TBC

The Village of Melmerby

Nestled in the heart of the picturesque North Yorkshire countryside, the charming village of Melmerby, near Ripon and Thirsk, offers a perfect blend of rural tranquility and convenient access to nearby urban centres. Steeped in history, Melmerby has evolved gracefully over the centuries, retaining its timeless character while offering modern amenities, making it an ideal home for families, professionals, and retirees alike.

The village fosters a warm, close-knit community, where neighbours still greet each other by name. Surrounded by stunning landscapes, Melmerby provides ample opportunities for outdoor activities, whether you're drawn to leisurely countryside walks, cycling, or simply soaking in the serenity of nature. If you're seeking a peaceful retreat that remains well-connected to the wider world, Melmerby strikes that perfect balance.

Melmerby is well-suited to daily life, with nearby Ripon offering a wider range of shops, restaurants, and essential services. Families will appreciate the area's highly regarded schools, from charming local primary schools in surrounding villages to excellent secondary schools in Ripon itself, creating an ideal environment for raising children.

The village enjoys excellent transport links. Situated just off the A1(M), Melmerby provides easy access to the major cities of Leeds, York, and Harrogate, all reachable within a 45-minute drive. For those who work in the city but seek the tranquillity of country living, commuting is both simple and convenient. Additionally, the close proximity to Ripon ensures cultural and leisure activities are always within easy reach, with major motorways connecting you effortlessly to the rest of the region.

Melmerby offers a unique and desirable place to live, combining the best of rural charm with city accessibility.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material (trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.



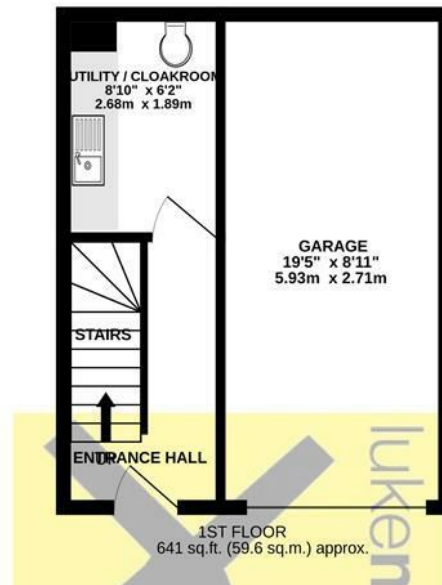


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

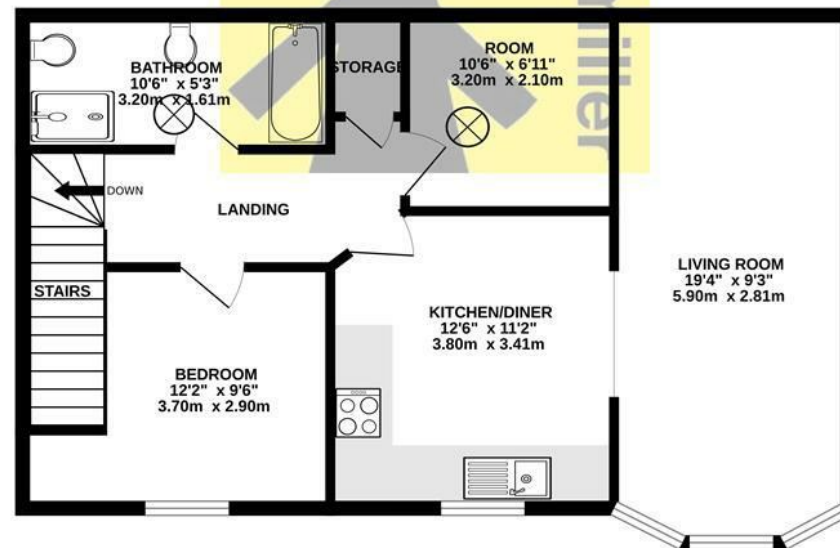
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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