

# Burley Cottage

Mickley, Nr Ripon, North Yorkshire, HG4 3JE



A wonderful opportunity to buy this charming cottage in the middle of the sought after village of Mickley in need of some work with 2 double bedrooms and front and rear garden. No onward chain.

Ripon 5 ½ miles, Harrogate 18 miles, Leeds 43 miles, York 36 miles, A1 motorway 11 ½ miles, Northallerton Train Station 20 miles, Thirsk Train Station 14 ½ miles.

PRICE GUIDE  
**£265,000**



Situated in the heart of the charming dales village of Mickley, Burley Cottage comes to the market in need of some renovation. It has a front and rear garden and a good sized sitting room with a dining room and kitchen on the ground floor with two double bedrooms and a bathroom on the first floor.

Front path leads through the garden to the front door. Sitting room with a pretty bay window overlooking the front garden and an open fireplace with stone hearth and log burner in situ. Dining room with under stairs cupboard and a blocked fireplace. Kitchen with base and eyelevel units with worktops and inset single drainer, stainless steel sink unit. Space for an electric oven and fridge/freezer and plumbing for a washing machine. Door leads to rear porch and onto the garden.

**First floor;**

There is a small landing and doors off to bedroom 1 at the front of the house with a bay window overlooking the front garden and with a built-in wardrobe. Bedroom 2 has an airing cupboard housing the hot water tank. The family bathroom has a panel enclosed bath with a wall mounted shower over, pedestal wash handbasin and low level WC.

**Outside**

To the front the garden has a dwarf front wall with iron railings and raised stocked borders. Rear garden is laid to lawn with small trees, shrubs and 2 brick built out sheds

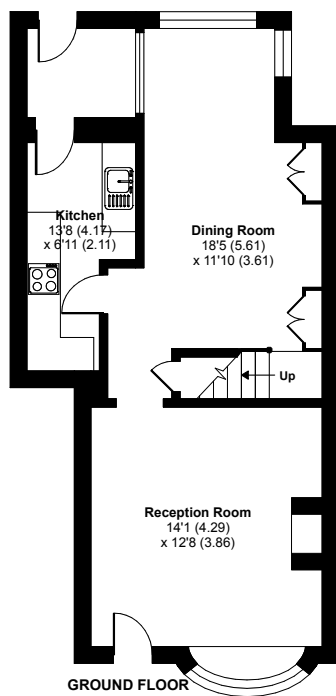
**Location**

The village of Mickley has a great local community with a wonderful Church and Village hall with the Cathedral town of Ripon is close by providing excellent shops for all the day to day needs. The countryside around Mickley is stunning with beautiful walks and many quiet lanes for walking and horse riding. Local attractions nearby including Fountains Abbey, the ruins at Hackfall and the racecourse at Ripon as well as the

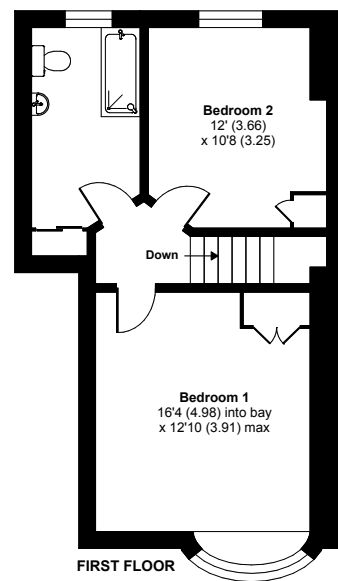


## FLOORPLANS

Ground Floor



First Floor





### Services

Mains water, electricity and drainage.

### Council Tax

Council tax is band "C" and payable to Yorkshire Council.

### Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

### Directions

From Ripon leave on the A6108 to West Tanfield and North Stainley. After leaving North Stainley take the first turn left after a ¼ mile to Mickley. On entering the village the road turns left and just carry on, past the Church and Burley Cottage will be found a few houses down on the right.

### Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

### Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

### Important Notice

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### Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.