

4 Bridge View

West Tanfield, Ripon, North Yorkshire, HG4 5JL



A charming, mid-terraced, 2 bed cottage with a front and rear garden as well as a couple of parking spaces situated in the heart of this thriving village. No onward chain.

Masham 3 ½ miles, Ripon 5 ½ miles, Harrogate 19 miles, A1 9 miles, Thirsk Train Station 10 ½ miles, Northallerton Train Station 15 ½ miles.

GUIDE PRICE
£235,000



The House

4 Bridge View is a charming mid-terraced cottage. A path leads through the front garden to steps up to the front door. Sitting room with an open fireplace and door leading through to the kitchen/breakfast room. Good range of base and eye level units with inset sink unit, space for a cooker with extractor fan above. Door to the rear hall with a door to a separate WC. Further door leads to the rear garden.

First floor:- Bedroom 1 is at the front of the house with a built-in wardrobe and views over the Village playing field. Bedroom 2 is at the rear of the house with views over the rear garden. Family bathroom with panel enclosed bath, pedestal wash handbasin, part tiled walls, extractor fan and low level Wc.

Outside

At the rear of the garden there is an enclosed rear garden with paved terrace, gravel area, timber raised border and 2 good sized stone store sheds. In the garden there is a gate to a rear access pathway.

Location

The property is situated in Bridge View in the heart of the village. West Tanfield has a great local community with 2 pubs, a wonderful Church, Post Office, Garage, Village Memorial Hall,

sports ground with tennis courts and a Boules Green. There is also a football pitch and a Cricket Club just outside the village. The town of Masham is close by which has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, an excellent doctors surgery and 2 Breweries!

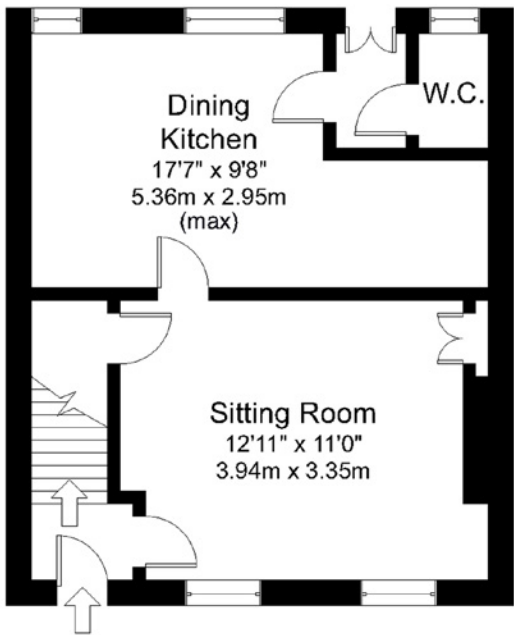
The A1 is just over 9 miles away allowing for access to the major towns and businesses of the North East. The railway station at Thirsk is approximately 10 miles away (Northallerton is 15 ½ miles away) and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh.

The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. Swinton Park is situated "just down the road" and provides one of the best Luxury Hotels in North Yorkshire. Winners of many awards the hotel excels in fine dining as well as having a very well-respected cooking school and luxurious Spa. There is also a wonderful trekking centre based at Swinton with a golf course close by and the excellent shooting school at Warren Gill. The countryside around West Tanfield offers delightful riding and walking opportunities and has many other local attractions.

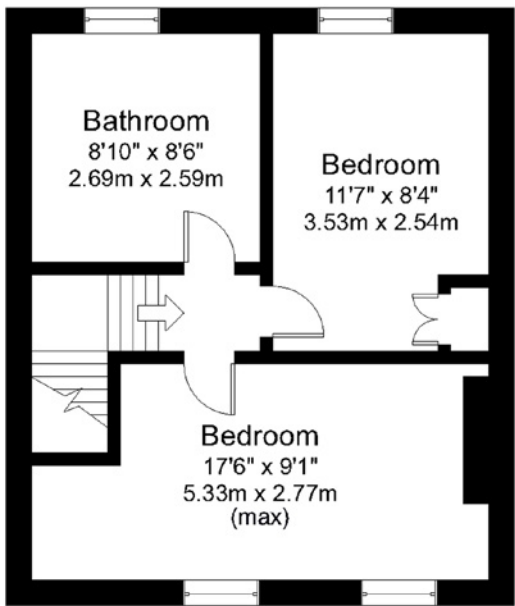


FLOORPLANS

Ground Floor



First Floor





Directions

On entering West Tanfield from Ripon after the bridge over The River Ure go straight over the roundabout and turn left into Bridge View. No.4 will be found just down on the left.

Services

Mains water, electricity and drainage.

Council Tax

Council tax is band "B" and payable to Harrogate district Council.

Tenure and Possession

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

Viewing

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

Energy Performance

EPC rating is "E", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	39 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.