

Davis
Lund

Melmerby
Ripon
North Yorkshire
HG4 5HA
Guide Price £450,000





Accommodation

A lovely detached four bedroom village home, one of just two bespoke properties, tucked away on a small lane in the desirable village of Melmerby and enjoying views over the village green.

The quiet setting is further enhanced by the meticulously maintained gardens, which offer a lovely space for relaxing and entertaining. The house itself reveals a much loved and beautifully presented interior, being modern and well maintained throughout, whilst also feeling light and airy.

The house is located in the heart of the village and whilst Melmerby offers a great community spirit, Ripon is just a short drive away, meaning amenities are readily available. The location is also ideal for commuters, with ease of access to the A1, whilst rail links are available from Thirsk, approximately 7 miles away.

On the ground floor the main entrance door leads into a spacious hallway, with a cloakroom/WC, stairs rising to the first floor and a handy understairs storage cupboard. The double aspect living room offers an attractive fireplace with wood burning stove, whilst double doors lead to both the dining room and garden. The breakfast kitchen offers a stable door to the rear garden and access to the utility room, plus a further storage cupboard. The kitchen is fitted with an extensive range of stylish units, incorporating some fitted appliances and a breakfast bar. To the first floor there is a landing with storage cupboard and loft access hatch, main bedroom with a range of fitted furniture and modern ensuite facilities, three further bedrooms (two with some form of fitted storage) and the fully tiled house bathroom, again fitted with a modern white suite, incorporating a bath with glazed screen and shower over.

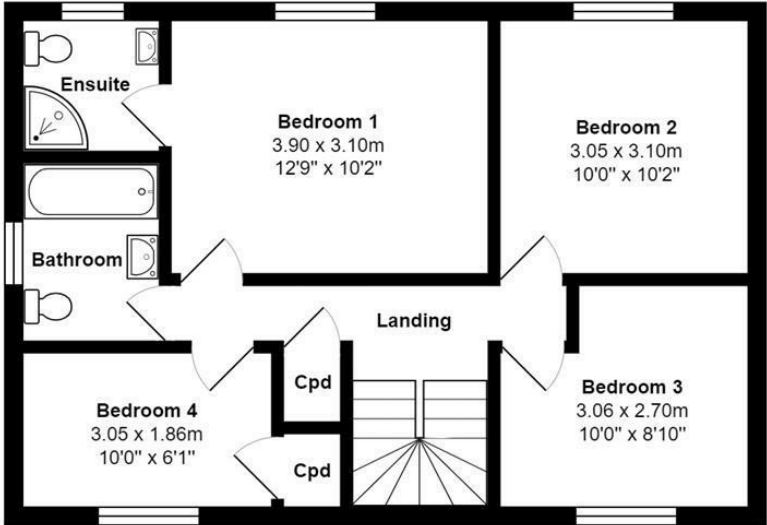
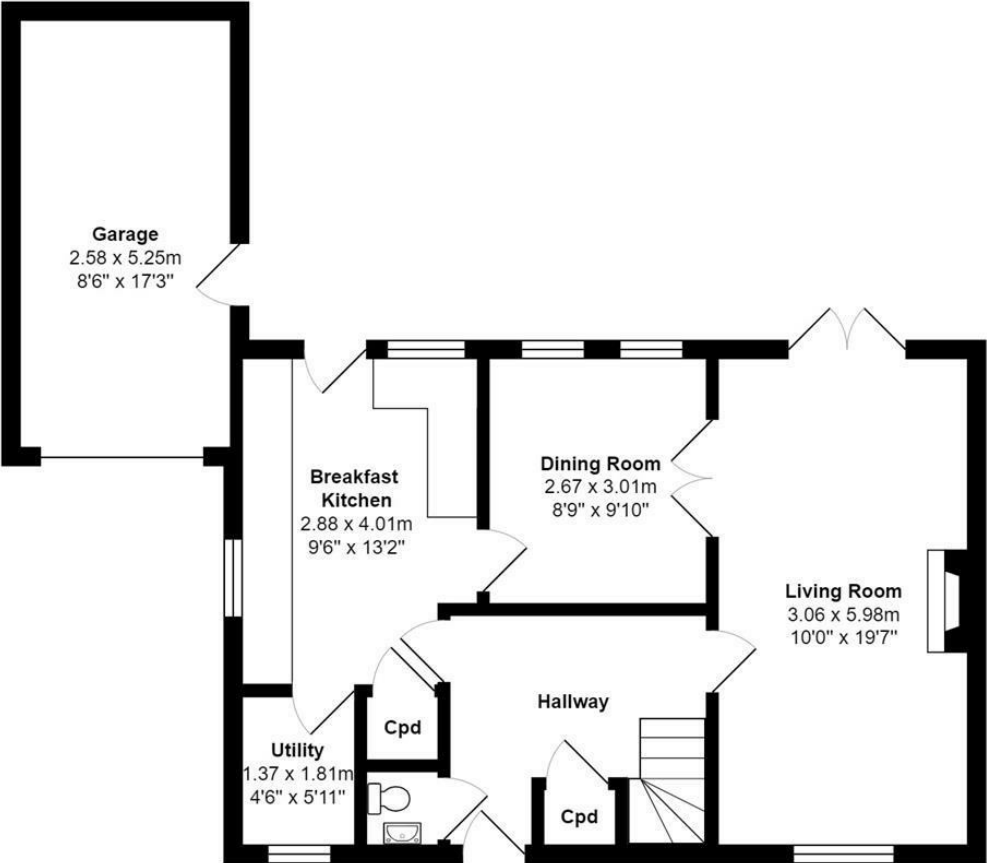
Externally the property is accessed via a gravelled lane, giving access to just Scala house and the neighbouring property. A driveway provides parking and leads to the single garage, whilst a further gravelled area (could be extended) provides further parking. There is a low maintenance front garden, with a pathway to the front door, whilst gated access is available to the side of the house. The lawned gardens wrap around the house, whilst there is a pond, barbeque area and several seating options, making the most of the sun throughout the day. The garden offers a high degree of privacy, whilst the oil tank is neatly concealed behind the garage. A door leads to the garage, which offers power and light, whilst also housing the oil central heating boiler.

An early viewing is advised on this delightful home, which is sure to be of interest to buyers craving village life and a turn key property, ready to move into.







Floorplan





EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

