

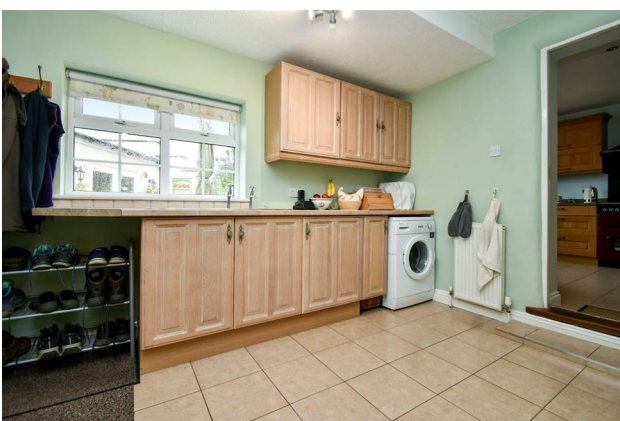
# HUNTERS®

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**Westways Melmerby, Ripon, HG4 5HR**

**Offers Over £600,000**

Property Images



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## Property Images



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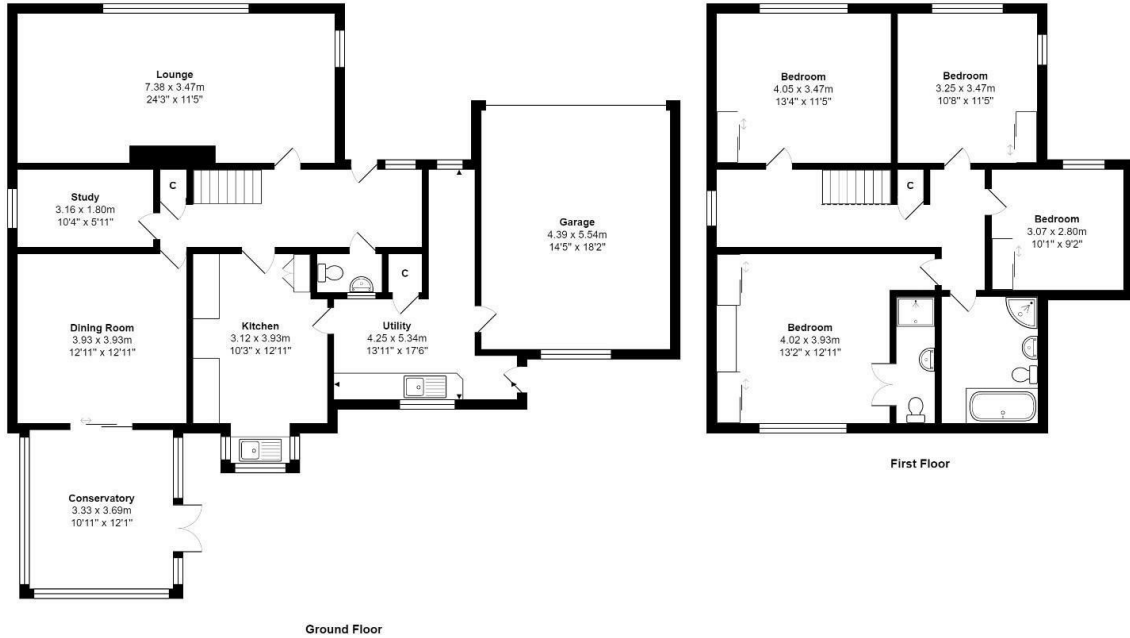
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## Property Images



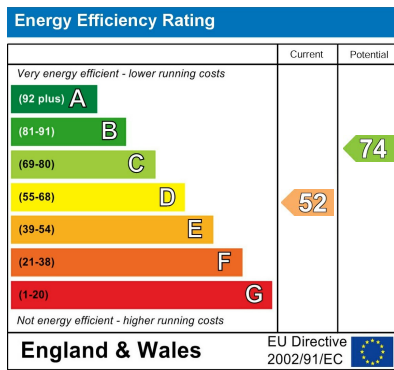
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Total Area: 204.5 m<sup>2</sup> ... 2201 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## EPC



## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Welcome to this substantial four double bedroom family home, nestled in the highly sought after village of Melmerby, perfect for commuters with convenient access to the A1. This exceptional property offers an abundance of living space and modern amenities, making it an ideal residence for a growing family.

Upon entering, you are greeted by a spacious entrance hall leading to a beautifully presented lounge featuring dual aspect windows that flood the room with natural light. The fitted kitchen is equipped with integrated appliances and space for a range style cooker. Adjacent to the kitchen is a generously sized utility room with internal access to the garage, ensuring convenience and practicality.

The ground floor also boasts a study, perfect for working from home, a downstairs WC, and a formal dining room that seamlessly connects to a large conservatory. The conservatory offers stunning views of the meticulously maintained garden, creating an ideal space for relaxation and entertaining.

On the first floor, you will find four spacious double bedrooms, all with fitted wardrobes. The master bedroom features an en suite shower room, providing a private retreat. The house bathroom is well appointed with both a bath and a separate shower, catering to all family needs. Additionally, there is access to the roof space, presenting an exciting opportunity for further development, subject to the necessary planning consents.

Externally, the property is surrounded by well maintained gardens laid mainly to lawn, with a paved patio area perfect for outdoor dining and entertaining. At the rear, a separate home office or workshop offers versatile space for various needs. The front of the property boasts a sweeping driveway providing off-street parking for multiple vehicles and a double garage, adding to the home's appeal.

This elegant family home in Melmerby is a rare find, offering a blend of comfort, style, and convenience. Don't miss the opportunity to make this your dream home

## Features

- SUBSTANTIAL FAMILY HOME • FOUR DOUBLE BEDROOMS • MASTER EN SUITE • HOUSE BATHROOM • THREE RECEPTION ROOMS • CONSERVATORY • FITTED KITCHEN & SEPARATE UTILITY • DOWNSTAIRS WC • SURROUNDING GARDENS WITH HOME OFFICE/WORKSHOP • DOUBLE GARAGE AND SWEEPING DRIVEWAY