

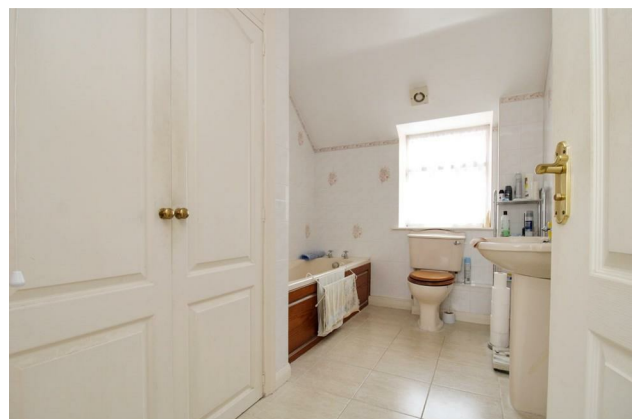
# HUNTERS®

HERE TO GET *you* THERE

**Clayton House Mickley, Ripon, HG4 3JE**

**Guide Price £450,000**

Property Images





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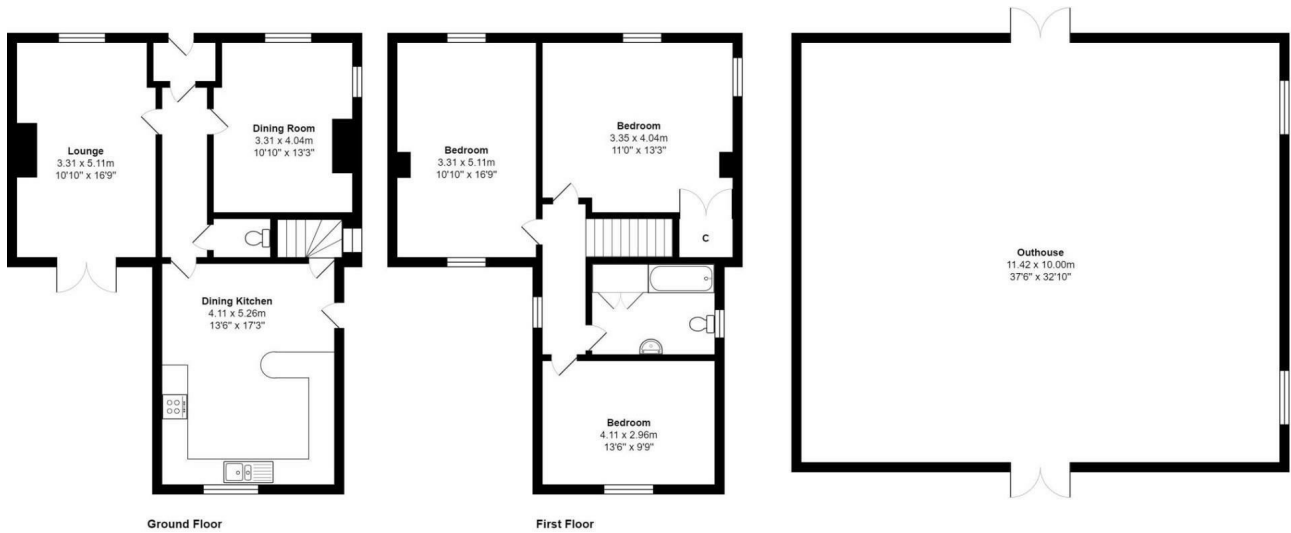
## Property Images



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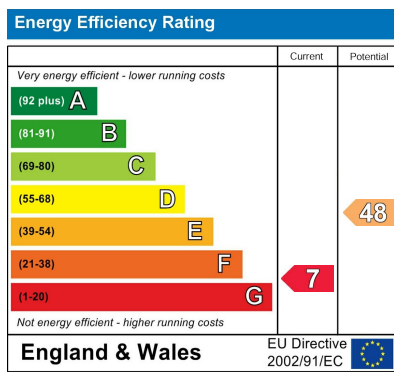
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## Floorplan



Total Area: 126.2 m<sup>2</sup> ... 1358 ft<sup>2</sup> (excluding outhouse)  
 All measurements are approximate and for display purposes only

## EPC



## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

\*\*\* Launch viewing date Saturday 3rd August - call to book your viewing - do not miss out\*\*\*  
Nestled in the charming village of Mickley, Ripon, this three-bedroom detached house offers a fantastic opportunity for those seeking a project with immense potential. Boasting two reception rooms, a fitted kitchen, and a ground floor WC, expansive workshop/barn, parking for multiple cars and gardens, all brimming with huge possibilities.

Although in need of a full modernisation programme, this home presents an exciting chance to create a bespoke living space tailored to your tastes. There is ample room for extension and improvement, the canvas is yours to design a dream home in the heart of the countryside.

Externally there is an extensive driveway with parking for multiple vehicles this leads to a garden area currently planted with vegetables and fruit trees. One of the standout feature of this property is the expansive 11m x 9m workshop/barn, providing endless possibilities for creative ventures or storage. Beyond and through the workshop lies a lawn garden and further planted area with fenced boundaries ideal for enjoying the beautiful views over rolling countryside.

Mickley is a very idyllic and sought after village which lies just 10 mins drive from Ripon City which offers everyday needs to include shops, bars and restaurants as well as recreational facilities such as Spa Gardens, leisure centre, Ripon Cathedral and lovely walks along the canal.

## Features

- FABULOUS OPPORTUNITY TO EXTEND AND IMPROVE THROUGHOUT SUBJECT TO CONSENTS
- TWO RECEPTION ROOMS ONE WITH OPEN FIRE
- GROUND FLOOR WC
- THREE DOUBLE BEDROOMS
- HOUSE BATHROOM
- SIDE DRIVEWAY FOR MULTIPLE CARS
- PLANTED GARDENS TO THE REAR
- LARGE BARN/STORAGE OUTHOUSE MEASURING 11.4 M X 10 M
- BEAUTIFUL IDYLIC VILLAGE LOCATION
- EASY ACCESS TO RIPON CITY AND MOTORWAY NETWORK.