

# HUNTERS®

HERE TO GET *you* THERE

**Gillgate Cottage Gillgate Road, Laverton, Ripon, HG4 3SX**

**Asking Price £535,000**

**Property Images**

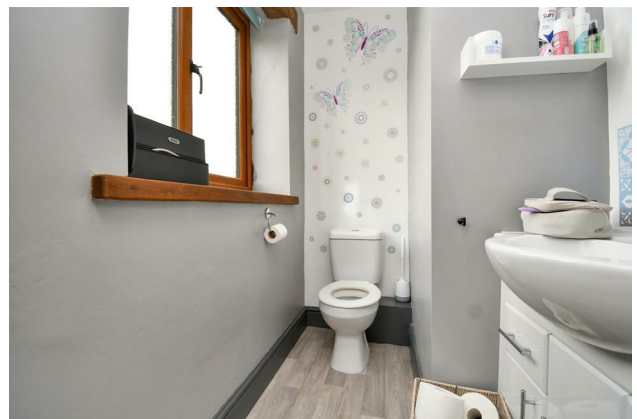




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## Property Images





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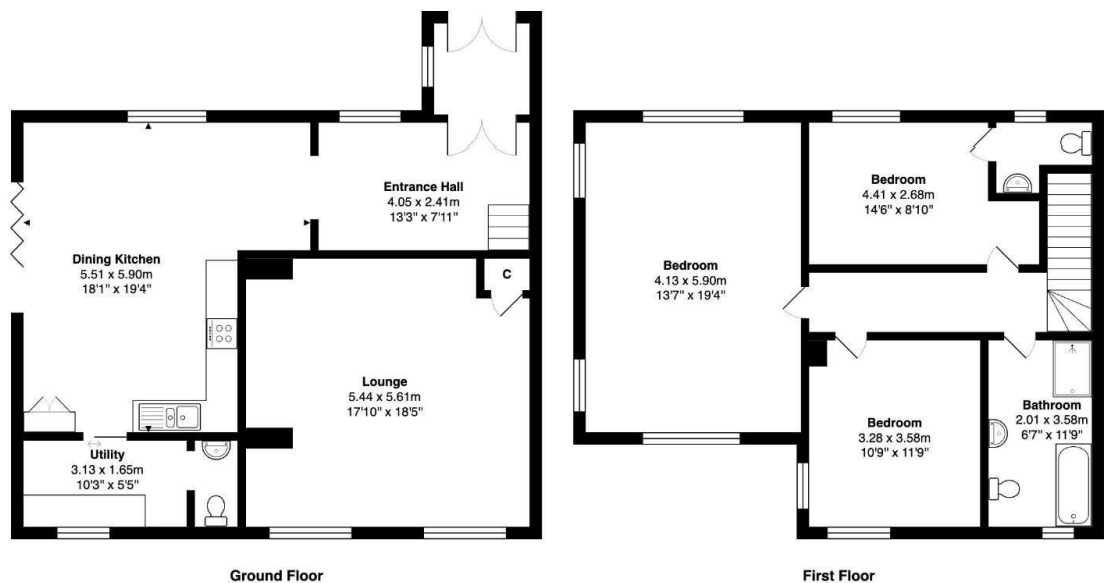


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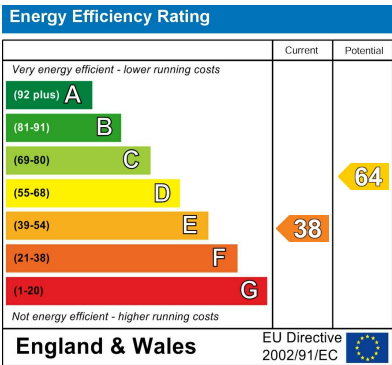
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Total Area: 145.6 m<sup>2</sup> ... 1567 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## EPC



## Map



## Details

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

## Summary

Tucked away down a secluded private lane in the charming village of Laverton, near Kirkby Malzeard, this beautifully presented stone built semi detached home offers a rare blend of character, space, and countryside tranquillity.

Enjoying far reaching views over rolling countryside, the property is brimming with rural charm and contemporary comfort. On entering, a welcoming entrance porch leads into the entrance hall, which features attractive stone tiled flooring. The spacious lounge boasts an impressive stone built fireplace housing a wood burning stove, providing a cosy focal point.

The heart of the home is the generously proportioned living dining kitchen, complete with built in hob, extractor, and oven – ideal for family life and entertaining alike. A separate utility room and downstairs WC add practicality to the ground floor.

Upstairs, the property offers three double bedrooms. The master bedroom stands out with its striking vaulted ceiling, while the second bedroom benefits from an ensuite WC. A modern house bathroom serves the floor, featuring both a bath and a separate shower.

Externally, the home enjoys extensive gardens, mainly laid to lawn, complemented by a paved patio area perfect for outdoor dining and relaxation. A gravelled driveway provides ample off street parking, all set against the backdrop of uninterrupted countryside views.

A superb opportunity to acquire a distinctive rural home in a sought after village location. Early viewing is highly recommended.

## Features

- STONE BUILT SEMI DETACHED HOUSE • RURAL LOCATION • THREE DOUBLE BEDROOMS • EN SUITE WC • HOUSE BATH AND SHOWER ROOM • DINING KITCHEN • UTILITY AND WC • LOUNGE WITH FEATURE FIREPLACE • EXTENSIVE GARDENS AND PARKING • OPEN COUNTRYSIDE VIEWS