

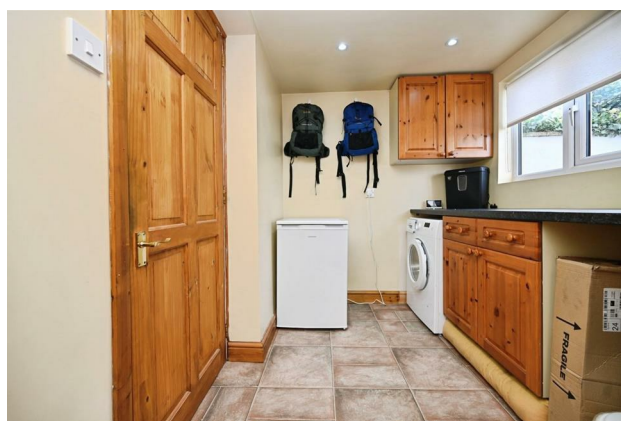
HUNTERS®

HERE TO GET *you* THERE

7 Hall Garth, Melmerby, HG4 5HB

Asking Price £315,000

Property Images



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Property Images



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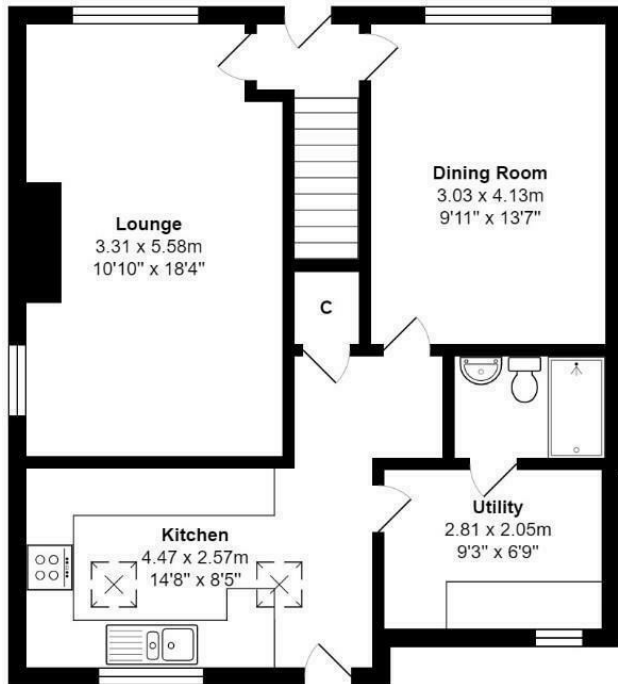
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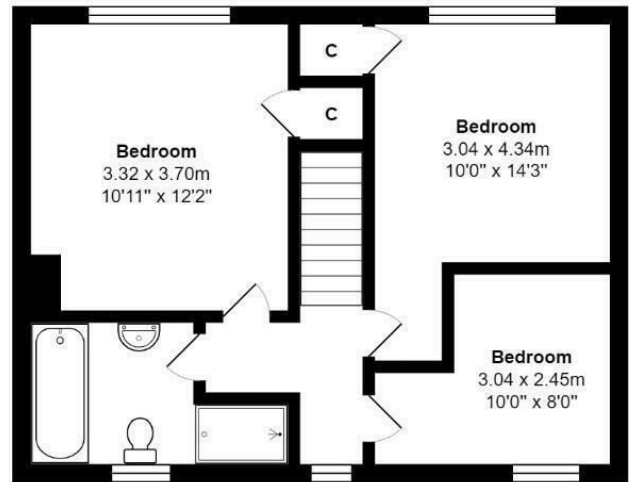


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Ground Floor



First Floor

Total Area: 103.2 m² ... 1111 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
England & Wales EU Directive 2002/91/EC		

Map



Details

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

Summary

Immaculately presented throughout, this beautifully extended three bedroom semi detached home enjoys a delightful position on the outskirts of the popular village of Melmerby, just outside Ripon, offering excellent access to the A1 and surrounding areas.

The accommodation is finished to a high standard and briefly comprises: a welcoming entrance hall, a cosy lounge featuring dual aspect windows and a multi fuel burning stove and a dining room with an attractive brick built fireplace. The kitchen is fitted with built in appliances and a breakfast bar, while a separate utility room and a convenient ground floor shower room complete the ground floor layout.

To the first floor are three well proportioned bedrooms—two generous doubles and a comfortable single and a family bathroom fitted with both a bath and a separate shower cubicle.

Externally, the property enjoys gardens to three sides, mainly laid to lawn with a paved area ideal for outdoor entertaining. The rear of the property benefits from open views, while a driveway provides off street parking for multiple vehicles. In addition, there is a large garage/workshop with an electric up and over door, offering excellent storage or workspace potential.

This superb home combines charming village living with modern convenience and would make an ideal family residence in a picturesque rural setting.

Features

- EXTENDED SEMI DETACHED HOUSE • TWO RECEPTION ROOMS • KITCHEN AND SEPARATE UTILITY ROOM • DOWNSTAIRS SHOWER ROOM • UPSTAIRS BATH AND SHOWER ROOM • THREE BEDROOMS • GARDENS • DRIVEWAY • LARGE GARAGE/WORKSHOP • NEW OIL BOILER INSTALLED JANUARY 2025