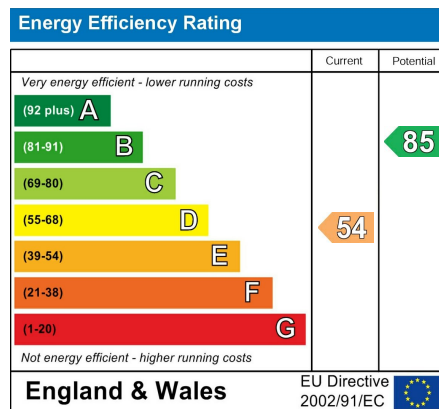


Floor Plan



TOTAL FLOOR AREA : 3142 sq.ft. (291.9 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed from the first Ripley roundabout towards Knaresborough passing through Nidd where the property is easily found on the left before Brearton turning clearly marked by a Hopkinsons for sale board.

Council Tax Band D Tenure Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£795,000

Prospect Cottage + Prospect View Ripley Road, Knaresborough, HG5 4 Bedroom Character Property 9HJ

A unique opportunity to purchase a beautifully presented FOUR BEDROOMED COTTAGE and an adjoining TWO BEDROOMED COTTAGE including a paddock with stables and attractive gardens extending to approximately 1 acre approximately with two gated entrances.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

A unique opportunity to purchase a beautifully presented four bedroom cottage and an adjoining two bedroomed cottage including a paddock with stables and attractive gardens extending to approximately 1 acre approximately with two gated entrances.

This character opportunity would cater for buyers who need a home with the added opportunity of flexible adjacent accommodation to accommodate relatives or to add income through the rental/holiday let the adjoining property.

Prospect Cottage is an extended four bedroomed home recently renovated to reveal stunning, high quality accommodation throughout. Prospect View is a delightful two bedroomed cottage which features well presented and good sized accommodation.

Together, both properties occupy an enviable plot with attractive and good sized gardens and paddock. There is ample off-road parking together with a detached double garage and stabling.

Prospect Cottage and Prospect View are situated in an attractive position surrounded by beautiful open countryside with long distance views, conveniently situated between Ripley, Knaresborough and Harrogate.

PROSPECT COTTAGE Comprising in brief; ground floor, reception hall, spacious sitting room with attractive fireplace, dining room with ornamental range cooker, office / snug, shower room/ wc and utility room. A particular feature is the impressive open plan living dining kitchen fitted with range of quality wall and base units with island, marble worktops and roof lantern that fills the room with natural light. Appliances include electric aga, integrated dishwasher, fridge, freezer and drinks fridge. There is a spacious dining area with fitted bench seating.

To the first floor there are three good sized bedrooms, bedrooms one and two having fitted wardrobes and a modern house bathroom complete with wc, wash basin and free standing bath. Bedrooms one and three are located to the front of the house and enjoy delightful views over fields. To the second floor there is a spacious double bedroom with skylight.

PROSPECT VIEW

Prospect View is a two bedroomed mid terraced property revealing characterful accommodation comprising sitting room with wood-burning stove, utility room/ wc and a modern dining kitchen fitted with a range wall and base unit with electric hob, oven and integrated dishwasher.

To the first floor there are two double bedrooms and a modern house shower room with WC, basin set within a vanity unit and shower.

Outside a driveway provides off-road parking and leads to a double garage which has light and power. To the rear of the property is there is an attractive lawned garden with paved sitting area. There is an African hut ideal for outdoor entertaining with pizza oven and outdoor cooking area. In addition to the attractive gardens there is a large paddock together with stable block. There is a gate in the paddock which has separate access from the road. In total attractive gardens and paddock extend total to approximately 1 acre.

AGENTS NOTES; THE PROPERTIES ARE ON SEPARATE TITAL DEEDS. Prospect cottage band D Prospect View band B

