

Floor Plan



Energy Performance Certificate



Directions

From Killinghall proceed towards Ripon. At the next roundabout turn left and follow the road leading into Ripley. Continue past the Boars Head and primary school on your left hand side and turn right into Orchard Lane where the property is the first on your left hand side.

Council Tax Band E 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.



£595,000

The Old Smithy Orchard Lane, Ripley, Harrogate, HG3 3AT 2 Bedroom Cottage - Detached

A rare opportunity to acquire a fantastic two bedroomed detached period property which is full of character features throughout with well proportioned living accommodation and located in the ever popular village of Ripley.



HOPKINSONS

ESTATE AGENTS

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Description

With gas fired central heating the living accommodation comprises, spacious lounge with vaulted ceilings and a feature fireplace which houses a wood burning stove, open plan dining kitchen with integrated appliances, hob, double oven, worktops and dining area. There is a rear hallway which leads to the back door and out onto the garden. There is a spiral staircase leading to a mezzanine level and study area with useful eaves storage.

From the kitchen there is a hallway leading down to the bedrooms which include the master bedroom with ensuite shower room, w/c and hand basin, second double bedroom and house bathroom with shower over the bath, w/c and hand basin.

Outside to the front of the property is a easy to maintain gravelled seating area and a driveway leading to the side of the property which offers off street parking for three vehicles. To the rear of the property is a gravelled garden with private seating areas offering a great entertaining space with a useful storage shed/workshop with power and another external storage area currently used as a wood store.

Ripley is a fantastic village with a wide range of amenities including; great village shop, butchers, primary school, The Boars Head pub and hotel, Ripley Castle, grounds and café, church and a regular bus service between Harrogate and Ripon on the 36 bus which runs every half an hour.

