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MOWBRAY VIEW, BACK LANE, GREWELTHORPE, HG4 3BS

GUIDE PRICE £465,000



# MOWBRAY VIEW, BACK LANE, GREWELTHORPE,

*Ripon, HG4 3BS*

**A stunning two-bedroom detached house set in a idyllic location in the heart of Grewelthorpe, adjacent to St James's Church and with superb views over surrounding countryside.**

Built five years ago, this individual home offers stylish and generous accommodation and an internal viewing is essential to appreciate the overall calibre and quality of this superb home. A particular feature to the house is the attractive and private lawned gardens.

The property is nicely set back off the High Street, down a quiet lane adjacent the St James's Church. The popular village is well served and benefits from a primary school and public house, which is currently closed but is being pursued for community use. Hackfall Woods are directly accessible from the property.



Open-Plan Living / Dining Space · Modern Kitchen

2 Double Bedrooms · House Bathroom

Off-Road Parking · Well-Landscaped Gardens To Front And Rear













## ACCOMMODATION

The well-appointed accommodation comprises -

### GROUND FLOOR

A welcoming reception hall with staircase leading to the first floor, and a large cloakroom with ample space for boots and jackets.

Overlooking the garden is the stunning open-plan living space. The room features three sets of bi-folding doors, a multi-fuel stove and a useful under-stairs cupboard. There is ample living space and a dining area. The modern kitchen features a good range of units with electric oven, hob, integrated fridge / freezer and dishwasher. There is a useful utility room with plumbing for a washing machine completing the ground floor.

### FIRST FLOOR

To the first floor there are two double bedrooms, each of which enjoy an excellent outlook across open views. The house bathroom features a shower and a bath and, usefully, there is a range of useful storage cupboards on the landing.

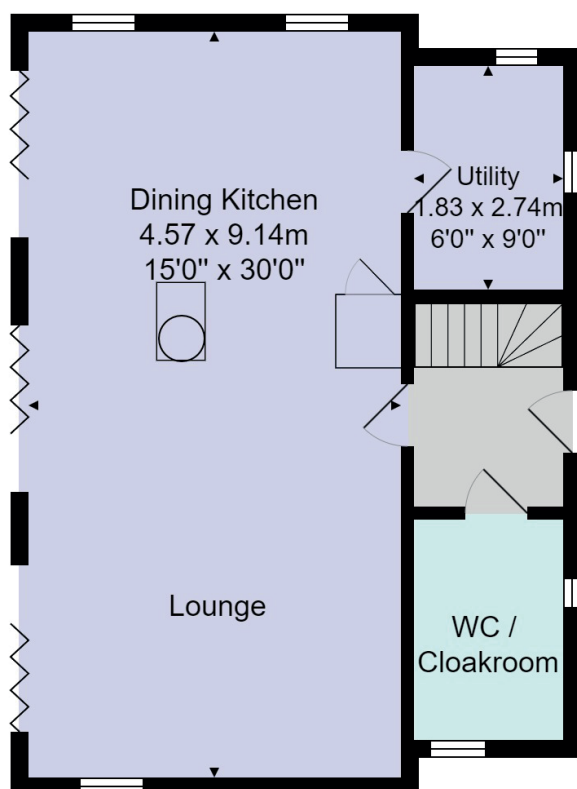
### OUTSIDE

Externally, the property is complemented by a pretty garden which is fully enclosed. The garden is mostly laid to lawn with flower borders, a good-sized patio and a timber shed. There is also off-road parking for up to three cars.

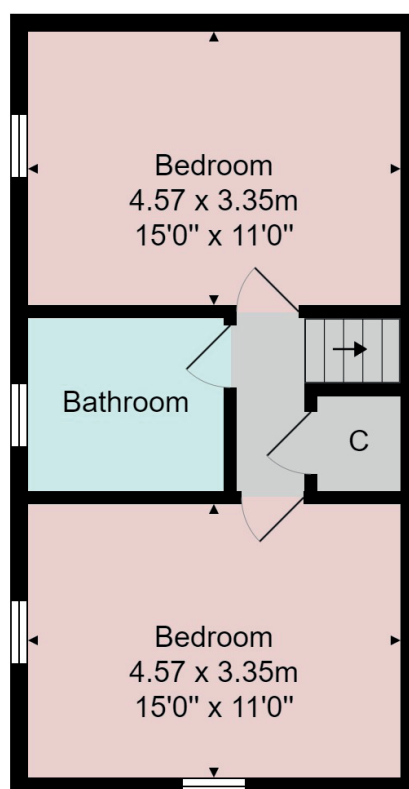
Overall, the property is very well suited to full-time living and would also make an excellent second home or holiday let.



# FLOOR PLAN



Ground Floor



First Floor

Total Area: 100.0 m<sup>2</sup> ... 1076 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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**Location**

Grewelthorpe is conveniently located to the northwest of the historic city of Ripon, close to the popular market town of Masham and within reasonable commuting distance of the A1(M), Harrogate, Leeds and West Yorkshire.

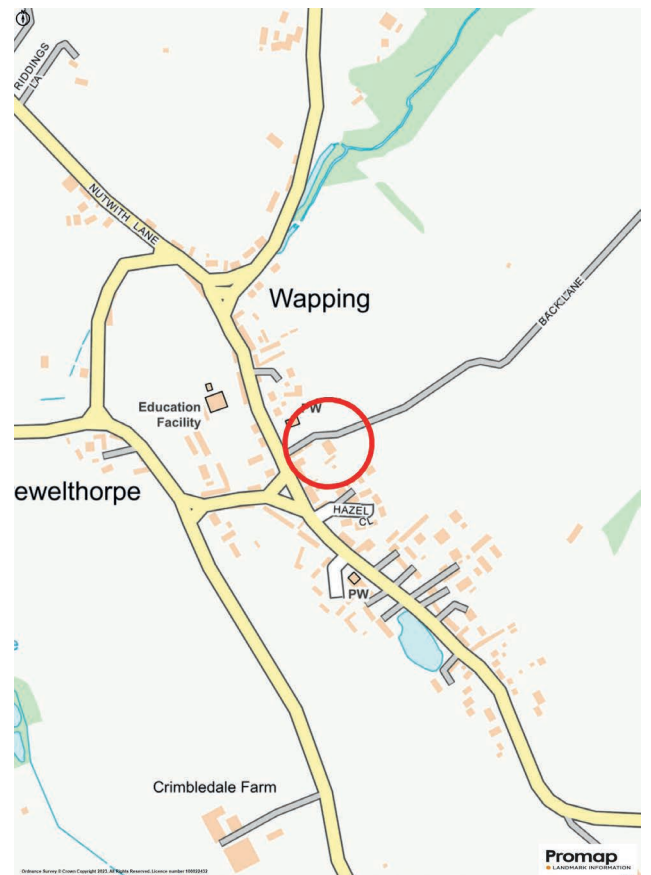
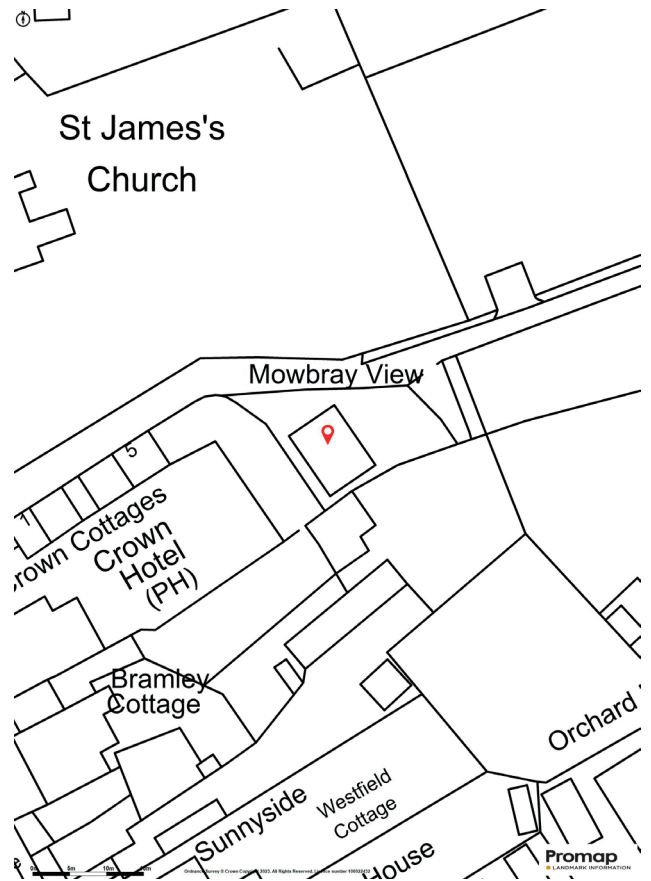
**Services**

All mains services connected with the exception of gas.

**Tenure**

Freehold

**Council Tax Band - D**



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 99        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 78                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |

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