



6 Main Street, Ripley, Harrogate, North Yorkshire, HG3 3AX

£385,000

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A charming one/two bedroom cottage with good-sized, attractive garden, situated in the heart of this desirable village.

The cottage has the benefit of modern fittings yet retains the original character and charm of this delightful village property. On the ground floor there is a sitting room and dining kitchen with separate utility area, and upstairs there is a large double bedroom and modern bathroom. To the rear of the property there is a good-sized, attractive rear garden with lawn and various outbuildings, providing useful storage space.

The property is situated in the heart of the popular village of Ripley, which has excellent amenities including primary school and public house.

The property currently provides one bedroom, but our client has gained full planning permission to alter the existing layout to then provide 2 bedroom accommodation. Full details and plans are available on our website.





GROUND FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with window to front and multi-fuel stove. Under-stairs cupboard

DINING KITCHEN

With a range of modern fitted units with gas hob, integrated oven and space for appliances. Ornamental original range cooker set within a stone fireplace.

UTILITY ROOM

With space and plumbing for washing machine.



FIRST FLOOR

BEDROOM

A large double bedroom with fitted wardrobes and ornamental fireplace.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Fitted dressing table with shelving and cupboards.

OUTSIDE

There is a large and attractive rear garden with lawn and various outbuildings providing useful storage space.



Tenure - Freehold

Council Tax Band - D





Total Area: 74.3 m² ... 800 ft²

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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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			