



Field View, 13 Tithe Way, Marton-le-Moor, Ripon, HG4 5AN

£295,000

Field View, 13 Tithe Way, Marton-le-Moor, Ripon, HG4 5AN

A superb two-bedroom detached bungalow enjoying a very attractive cul de sac setting with a delightful open aspect over adjoining countryside.

The property offers well-maintained accommodation with established rear garden. Marton Le Moor is a small village midway between Ripon and Boroughbridge, both of which provides day-to-day shopping and recreational facilities. The property is well placed, close to the A1(M) for wider commuting.





The accommodation benefits from oil-fired central heating, uPVC double glazing, modern kitchen and bathroom.

Entrance hall with doors to the principal rooms and built-in storage.

Good-sized sitting room with gas fire and bay window to front.

Modern kitchen with range of wall and base units and fitted appliances.

Two double bedrooms with house bathroom incorporating three-piece white suite.

OUTSIDE

Driveway providing off street parking with good sized attached garage.

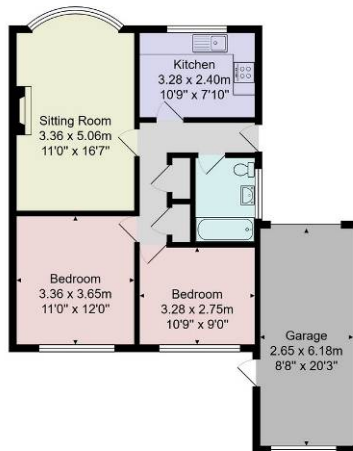
A particular feature to the property are the attractive rear garden with shaped lawn, mature planting and paved patio.

AGENTS NOTE

New boiler installed July 2025.

Tenure - Freehold

Council Tax Band - C



Ground Floor

Total Area: 78.1 m² ... 841 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	53	
(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		