



## Devonshire Green, Marton Le Moor Guide Price £349,995

A fabulous 3 bedroom semi-detached cottage style property overlooking the pretty village green, and featuring 2 formal reception rooms, kitchen and side porch, en-suite shower room and house bathroom, complemented by delightful gardens and a good sized single garage.

\*\*\* VILLAGE GREEN VIEWS \*\*\*

Follow Stephenson's on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for stephensons1871.



## Inside

Originally built in the late 1990's, this fabulous cottage style property features a reception hall with cloakroom/wc and understairs cupboard, sitting room with wood burning stove, and double doors into a formal dining room with rear garden views. The kitchen provides a range of base and wall storage cupboards, stainless steel sink and drainer unit, built-in oven and hob, plus freestanding appliance space, complemented by a useful side porch/boot room leading off.



The first floor landing features a traditional airing cupboard with insulated hot water tank, and doors leading off into a principal bedroom with village green views and en-suite shower room, 2 further bedrooms (1 with fitted wardrobes and further village green views) and a bathroom.

Other internal features of note include double glazing, an oil fired central heating system (new oil tank in 2021) to radiators and a drop down ladder off the landing allowing access up into a boarded loft space with the potential to convert into additional living space, subject to the required local authority approvals and regulations.



## Outside

The delightful south facing front garden overlooks the pretty village green, and features a paved seating area and flowerbed borders. The rear garden has been landscaped to provide a lawn, flowerbed borders, shingled pathways, 3 raised veg beds and a small greenhouse cum potting shed.

This property also comes with a generous single garage (18'2" x 9'7"), located within a former stable block behind the row of cottage style properties. The garage benefits from power, light, timber doors and a parking space immediately in front.



## Energy Efficiency

The property's current energy rating is D (68) and has the potential to be improved to an EPC rating of B (83).

## Services

We have been informed by the Vendor that all mains services are connected to the property with the exception of gas.

## Tenure

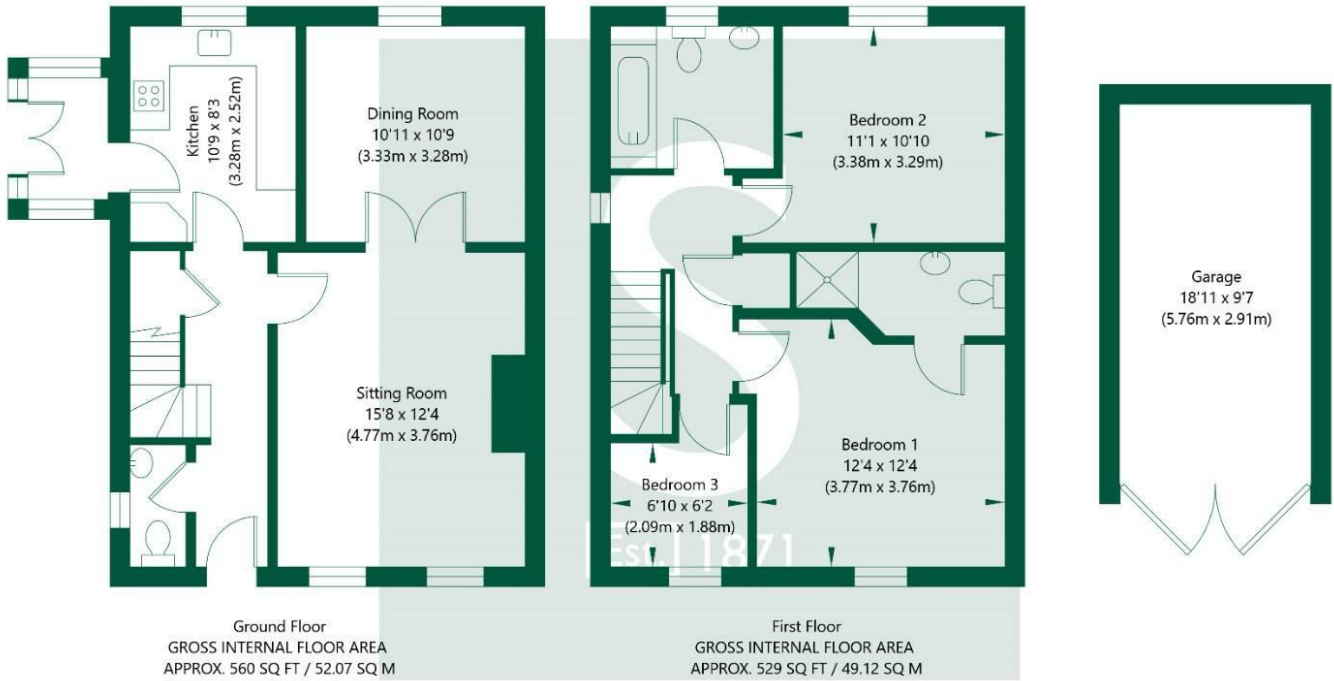
We have been informed by the Vendor that the property is freehold.

## Council Tax

This property is within North Yorkshire Council and the tax band is D.



Devonshire Green, Marton le Moor, Ripon, HG4 5DL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1089 SQ FT / 101.19 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2024



**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

