



Mowbray View

Grewelthorpe, Ripon, North Yorkshire, HG4 3BS



Robin Jessop

A STYLISH DETACHED HOUSE IN AN EXCELLENT VILLAGE LOCATION

- Modern Two Bedroomed Detached House
- Very Well Maintained and Presented
- Built 5 Years Ago
- Views Over Open Countryside
- Modern Kitchen & Living Space
- Idyllic Location Adjacent to Village Church
- Private Garden, with Off Road Parking
- Guide Price: £465,000

SITUATION

Kirby Malzeard 2 miles. Masham 3 miles. Ripon 7 miles. Harrogate 17 miles. Pateley Bridge 9 miles. A1 trunk road 10 miles.(all distances are approximate)

The village is conveniently located to the North West of the historic city of Ripon, close to the popular market town of Masham and within reasonable commuting distance of the A.1 Trunk Road, Harrogate, Leeds and West Yorkshire. The property is nicely set back off the high street, down a quiet lane, adjacent the St James' Church. The village benefits from a primary school and public house which is currently closed however is being pursued for community use. The popular Hackfall Woods are directly accessible from the property.

DESCRIPTION

Mowbray View is an attractive and individually designed detached house built around 5 years ago. The property offers modern accommodation which is well presented and maintained.

The property is entered via a welcoming reception hall with the staircase leading to the first floor, and a large cloakroom with ample space for boots and jackets.

Overlooking the garden is the large family room with kitchen and dining. The room features three sets of bifold doors, a multi fuel stove and a useful under stair 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.

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.

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.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.
///meaning.marmalade.defended

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity, water and drainage. Air Source heating. Broadband connection available.

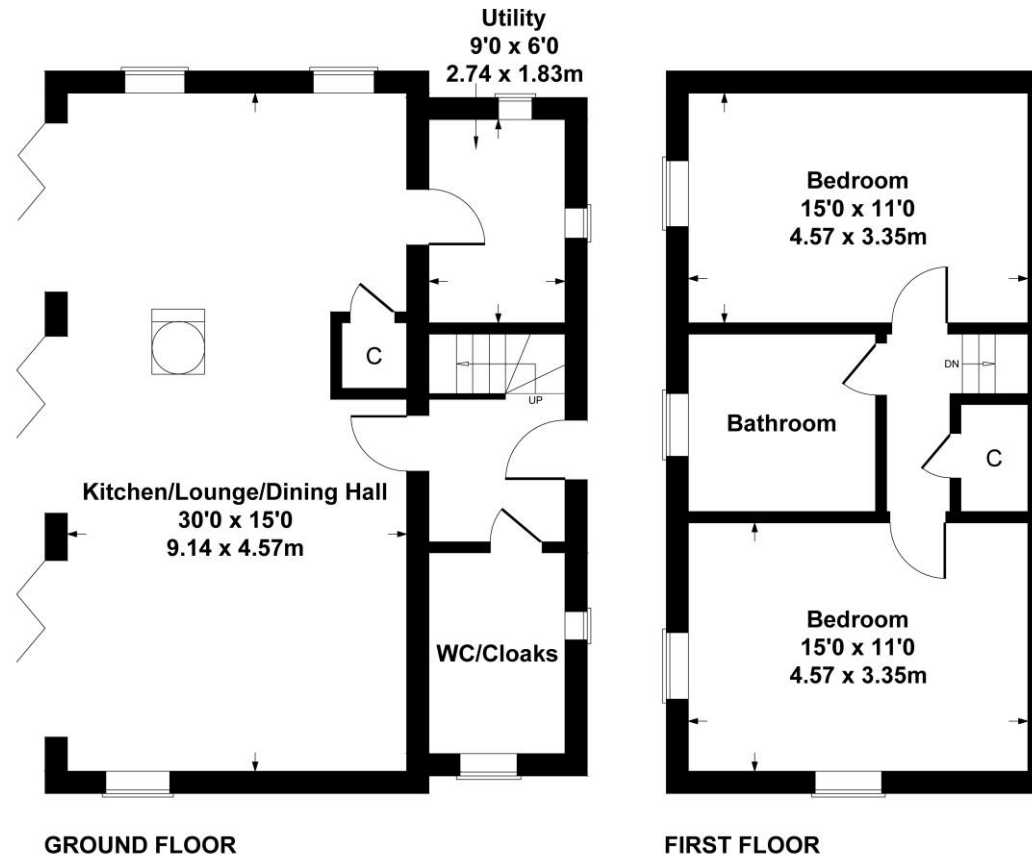
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



Mowbray View, Grewelthorpe

Approximate gross internal area
102 sq m - 1098 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(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, Scotland & Wales		EU Directive 2002/91/EC	