



8 Hallikeld View, Ripon HG4 5HN
£290,000



JOPLINGS
Property Consultants



8 HALLIKELD VIEW

RIPON, HG4 5HN

We are delighted to welcome this Melmerby property to the market. The Semi-Detached Home with Three Bedrooms benefits from off-road Parking for a number of vehicles and a good-sized Garden to the Rear with field views towards the Hambleton Hills.

The property comprises: Living Room, Dining Kitchen and Conservatory and to the First Floor, Three Bedrooms and House Bathroom.

ENTRANCE

UPVC part-opaque glazed door leads into the property.

HALLWAY

Consumer unit. Radiator.

Stairs leading to the First Floor.

SITTING ROOM

UPVC Double Glazed window to the Front. Stove with timber mantel over and tiled hearth. Understairs cupboard housing the oil fired combi boiler.

DINING KITCHEN

UPVC Double Glazed window and Timber double doors with glazed side panel leads through to the Conservatory. A range of base and wall units with coordinating work surface over. Ceramic one and a half sink and drainer with mixer tap. Tiled splashbacks. Cookmaster Leisure electric range with extractor over. Space for fridge freezer. Tiled flooring. Radiator.



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CONSERVATORY

UPVC Double Glazed Conservatory with insulated roof. Space and plumbing for washing machine and tumble dryer with work surface over. Door leading out to the Rear Garden. Radiator.

FIRST FLOOR

LANDING

UPVC opaque Double Glazed window to the Side. Shelled storage cupboard. Loft access with ladder and light.

BEDROOM ONE

UPVC Double Glazed window overlooking the Rear Garden with field views towards Hambleton Hills. Radiator.

BEDROOM TWO

UPVC Double Glazed window to the Front. Radiator.

BEDROOM THREE

UPVC Double Glazed window to the Rear. Radiator.

HOUSE BATHROOM

UPVC opaque Double Glazed window to the Front. Suite comprising: P-shaped bath with thermostatically controlled shower over and curved shower screen, wall-mounted wash hand basin and low level WC. Partially tiled walls. Chrome ladder style towel rail.

OUTSIDE

TO THE FRONT

Walled and fenced boundaries with double Timber gates onto the road. Gravel and concrete parking area allowing parking for a number of vehicles.



TO THE REAR

Rear Garden is mainly laid to lawn with a mix of hedged and fenced boundaries. Gravelled seating area to rear of the Conservatory. Brick built storage shed with side window, power and light. Timber log store and timber coal store. Further metal open store. A gated pathway leads to the Front of the property. Oil tank (fitted by the current owners).

COUNCIL TAX

Council Tax Band B

SERVICES

Mains Water
Electricity
Drainage

Oil fired combi boiler for both central heating and hot water. The vendor has informed Joplings that a 110 litre tank was installed in 2017 and they usually costs use between 800 and 1000 litres a year. They also have the added benefit of the stove in the Sitting Room.

BROADBAND AND MOBILE PHONE

See Ofcom checker and Openreach website for more details.

OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m
Friday 9.00am to 5.00pm
Saturday 9.00 a.m - 4.00 p.m
Sunday Closed

JOPLINGS INFORMATION

Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

DIRECTIONS

From Ripon City Centre proceed out along the A61 signposted for Thirsk/A1. Continue along the road until you reach a left hand turn signposted for Melmerby. Continue along this road until you come into the village of Melmerby. The property can be found on the right hand side, identified by the Joplings For Sale board.

A BIT ABOUT MELMERBY

The village of Melmerby benefits from traditional local amenities such as a the George and Dragon Inn, park and village hall. The cathedral city of Ripon is within 4.5 Miles and has a wide range of amenities from schools for all age groups including the renowned Ripon Grammar School and The Outwood Academy, shops, hospital and sporting facilities. The market town of Thirsk (aprox 15mins away) has a further range of shops, pubs and restaurants plus a primary school and Thirsk School and Sixth Form College.

For those who commute ...

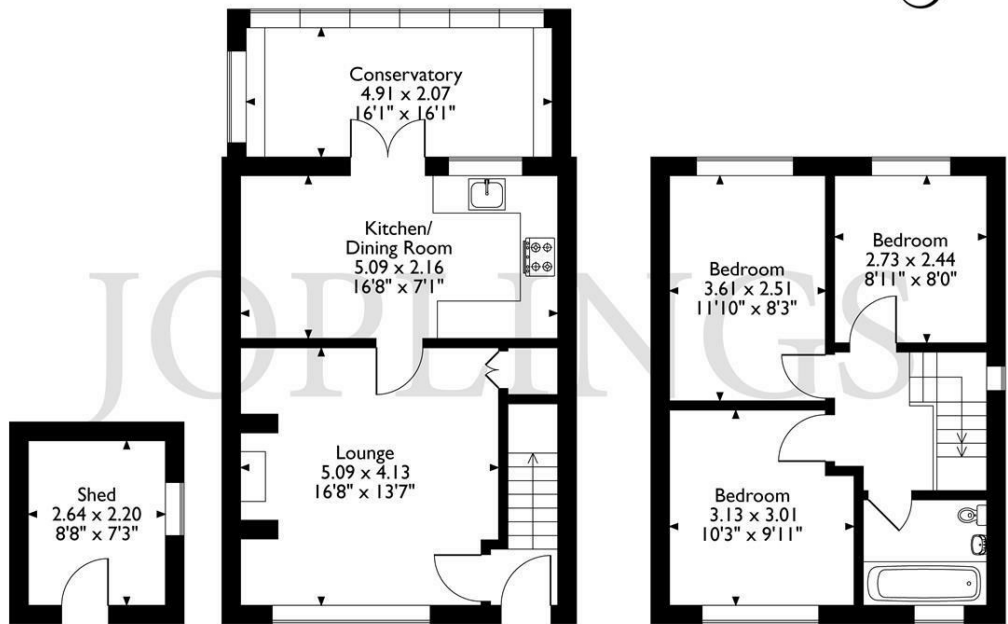
The Ripon area has good links for the A1 and A19. The Number 36 bus leaves Ripon every 15 minutes for Harrogate and then on to Leeds. For the train, Thirsk is approximately 21 minutes or Harrogate is approximately 37 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 47 minutes travelling distance.





FLOOR PLANS

8 Hallikeld View, Melmerby, Ripon, North Yorkshire
 Approximate Gross Internal Area
 Main House = 81 Sq M / 872 Sq Ft
 Outbuilding = 6 Sq M / 65 Sq Ft
 Total = 87 Sq M / 937 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

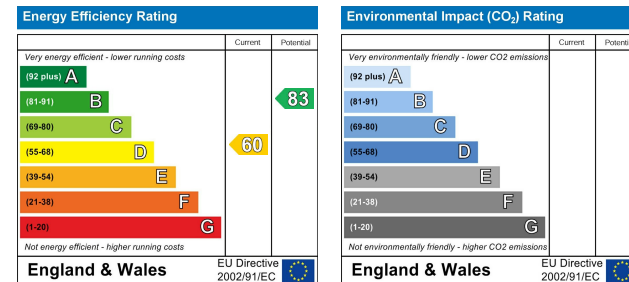
VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



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