



4 Pond View, Grewelthorpe, Ripon HG4 3BT
Best Offers Around £325,000



JOPLINGS
Property Consultants



4 POND VIEW, GREWELTHORPE

RIPON, HG4 3BT

Nestled in the charming village of Grewelthorpe near Ripon, this delightful stone-built end terrace house offers a tranquil retreat with picturesque views over the village pond.

Boasting three cosy bedrooms, this property is perfect for a family looking to settle in a popular village with amenities such as a primary school and a community cafe within easy reach.

The house, dating back to the 1980s, exudes character and warmth, providing a comfortable living space for you to make your own and there is ample space for both relaxation and entertainment.

Offered with vacant possession and no onward chain, this property presents a fantastic opportunity to own a home in a sought-after location without any delays.

Don't miss out on the chance to make this charming end terrace house your new home sweet home.

ENTRANCE AND HALLWAY

Timber door with glazed inset pane gives access into the property and a further timber double glazed window to the front. Stairs leading to the first floor with understairs storage cupboard. Electric storage heater.

LIVING ROOM

Dual aspect room with double glazed windows overlooking the pond and green areas and the rear garden. Open fire in stone built fireplace with stone hearth. Feature beams. Electric storage heater.



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DINING KITCHEN

Dual aspect room with timber double glazed windows looking out onto the rear garden and overlooking the village pond. A further timber door with double glazed window gives access to the rear garden. Feature beams. Electric storage unit.

KITCHEN

Range of base and wall units with coordinating work surface over. One and a half sink and drainer with mixer tap. Tiled splashbacks. Electric oven and grill with electric hob and extractor over. Space and plumbing for washing machine. Space for fridge freezer. Consumer unit.

Electric storage heater.

WC

6'4 x 4'1 (1.93m x 1.24m)

Timber opaque double glazed window to the rear. Wash hand basin with vanity storage cupboard under and low-level WC.

FIRST FLOOR

LANDING

Good sized landing with full height storage cupboards, one which houses the hot water cylinder. Timber double glazed window overlooking the pond and green.

BEDROOM ONE

A good-sized double bedroom with timber double glazed window to the front. Electric storage heater.

BEDROOM TWO

A double bedroom with timber double glazed window to the rear. Electric storage heater.

BEDROOM THREE

A double bedroom with timber double glazed window to the front. Electric storage heater.

SHOWER ROOM

Timber opaque double glazed window to the rear. Suite comprises: walk in shower cubicle, pedestal wash hand basin and low-level WC. Extractor fan. Dimplex wall mounted fan heater. Electric ladder style towel rail.



DIRECTIONS

From Ripon proceed out on the Kirkby Road and follow the road all the way to Grewelthorpe village. On entering the vilage the property can be found on the left hand side just before the pond, identified by the Joplings For Sale sign.

A BIT ABOUT GREWELTHORPE

Grewelthorpe, located in the Nidderdale area of outstanding natural beauty, benefits from The Crown Inn, St James' Church, the village hall and community café with its many clubs and events and the Grewelthorpe C of E Primary School which is in the catchment area for the renowned Ripon Grammar School and The Outwood Academy. The village is also well positioned for local shops, amenities and activities in Kirkby Malzeard, Masham and Ripon.

The nearby village of Kirkby Malzeard (approx 5mins) has amenities such as: a doctor, a village store, a butcher, a fish and chip shop and a garage. There is a more comprehensive range of services in Masham (approx 6mins).

Local attractions include; Hackfall woods, Fountains Abbey, the historic market town of Masham including the Black Sheep and Theakstons Brewery and the beautiful Yorkshire Countryside.

OUTSIDE

TO THE REAR

Gravelled back garden with steps leading up to a paved patio seating area with mature plants and shrubs. Fence with pedestrian access gate leading to the pond.

NB: The gravelled area has been previously used as a parking space.

STORAGE SHED / WORKSHOP

Stone built storage shed/workshop. Timber door. Power, light and water supply.

This building could make a lovely home office or garden room.

BROADBAND AND MOBILE PHONE

See Ofcom checker and Openreach website for more details.

PLANNING

We would advise that you visit the NYC Planning Portal for further information regarding local planning permissions.

It is located in the Nidderdale area of outstanding natural beauty.

COUNCIL TAX

Council Tax Band D

SERVICES

Mains Water

Electricity

Drainage

OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m

Friday 9:00 to 5:00

Saturday 9.00 a.m - 1.00 p.m

Sunday Closed

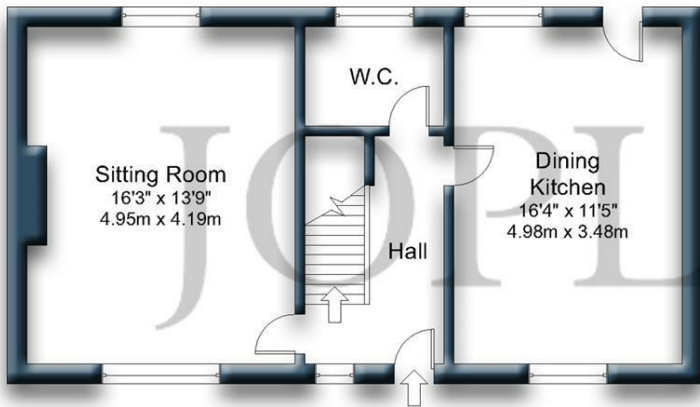
JOPLINGS INFORMATION

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

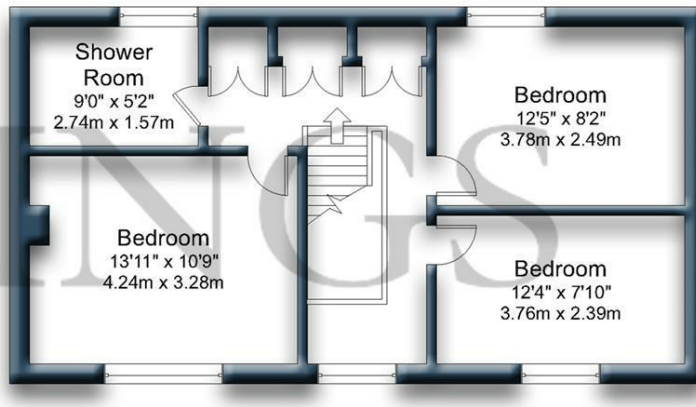




FLOOR PLANS



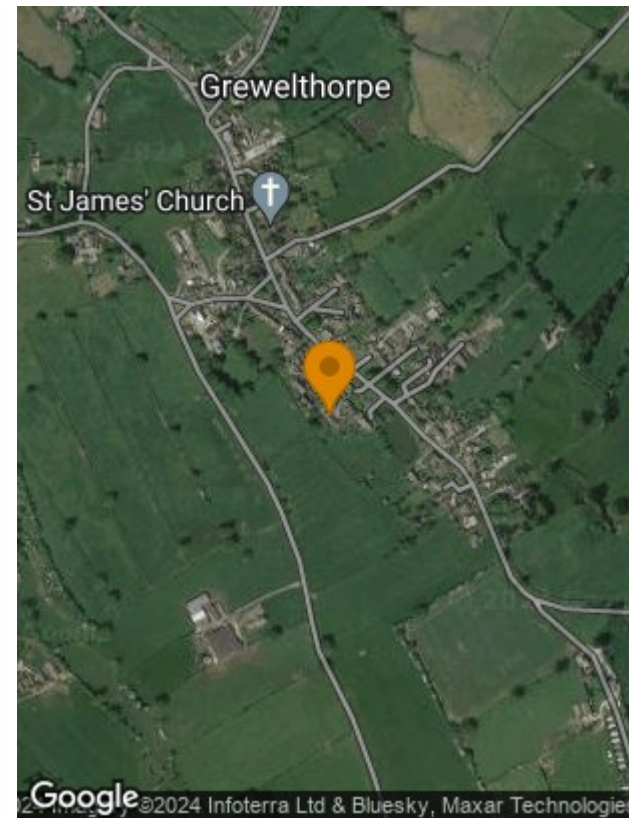
Ground Floor



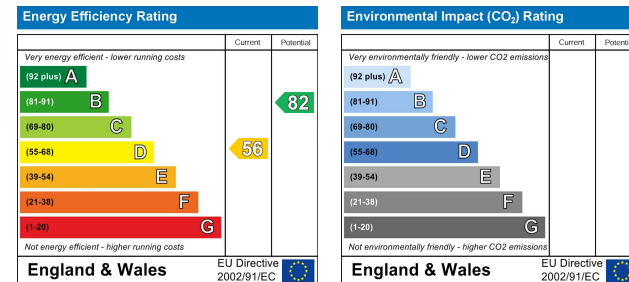
First Floor

Gross internal floor area (approx.): 104.2 sq m (1,122 sq ft) Not to Scale. Copyright © Apex Plans.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

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

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