



The Bungalow

Thornton Steward, Ripon, HG4 4BB



Robin Jessop

A THREE BEDROOM DETACHED BUNGALOW SET IN A LARGE PLOT IN A QUIET VILLAGE LOCATION

- A Spacious Detached Bungalow
- Three Bedrooms
- Driveway with Parking
- Rear and Front Gardens
- Quiet Village Location
- In Need of Modernisation
- Guide Price: £225,000

SITUATION

Leyburn 4 miles, Bedale 6 miles, A1(M) Interchange (Leeming Bar) 8 miles, Ripon 15 miles. Harrogate 27 miles. (All distances are approximate).

The property is situated centrally in the popular rural village of Thornton Steward, which is a well sought-after village in Lower Wensleydale. The village boasts an active village community with regular clubs and social events run at the village institute. The nearby market towns of Leyburn and Bedale feature a wide range of amenities including independent shops, cafes and schooling. The larger cathedral city of Ripon is also nearby and provides further amenities. Being on the fringe of the Yorkshire Dales, it is ideally located for day trips and adventures throughout the world-renowned landscape.

The location is also within commuting distance of Harrogate, York and Teesside with the A1(M) interchange at Leeming approx. an 8-mile drive.

DESCRIPTION

The property is a timber framed detached bungalow, pleasantly situated within a popular village. Whilst the property is in need of modernisation throughout it offers flexible living accommodation and will appeal to those looking to downsize or create an active retirement home, it also provides a blank canvas to create a modern family home with scope to extend and stunning views.

The property is entered via a welcoming porch which leads through to the sitting room. The kitchen and dining room have potential to create a large open space with the benefit of the sun room on the east facing side of the property which has two external doors to the front and rear garden.

There are three double bedrooms and a family bathroom which comprises of a free standing bath, W.C and wash basin.



Externally the property is complemented by a driveway to the front providing comfortable parking for two vehicles. There is an attractive good sized garden to the rear together with a permanent workshop and greenhouse, which is enclosed by a mature hedge. The rear garden allows for potential to extend subject to necessary planning consent.

Overall, The Bungalow offers a fantastic opportunity for a number of buyers to create a beautiful home from a blank canvas.

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.

///cautious.mashing.riverbed

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, drainage and water. Oil central heating.

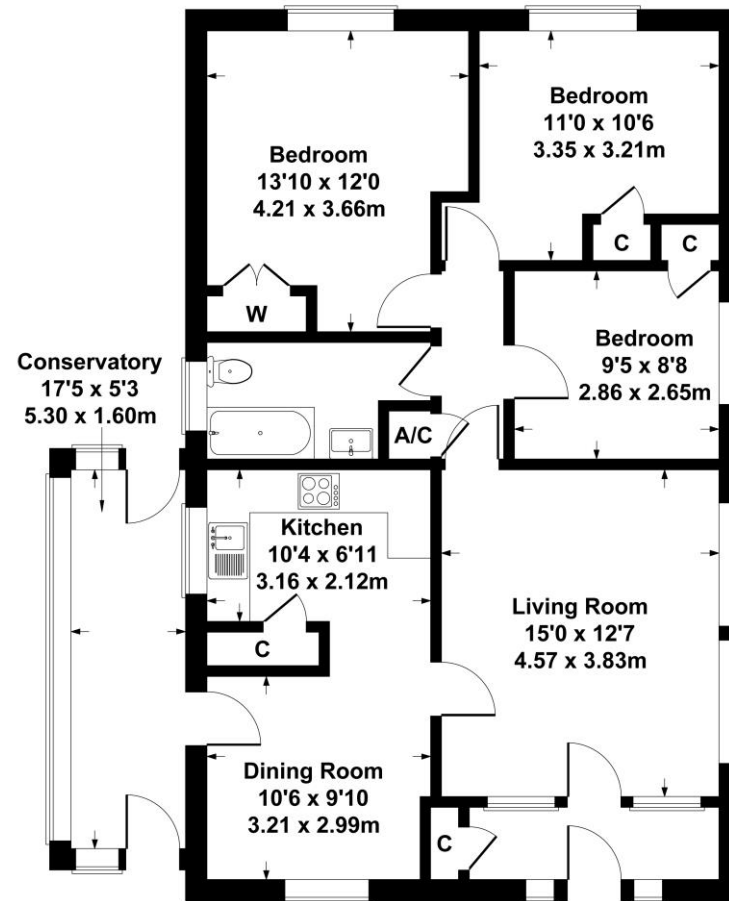
LOCAL AUTHORITY

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



The Bungalow, Thornton Steward

Approximate gross internal area
95 sq m - 1023 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.

Produced by Potterplans Ltd. 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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