

**Lot 204**

**Coach House, Melmerby, Ripon,  
North Yorkshire, HG4 5HA**

**Upon  
instruction of** 



All enquiries Ref: Meghan Mamo

### ■ Freehold semi-detached house

#### Location:

The property is located on Hall Mews. Melmerby provides village amenities with a more comprehensive range of shops, bars and restaurants found in Ripon City Centre lying to the south. Public transport links are provided by a network of local bus services serving the surrounding areas. The property is served by road links including the A1 (M) and the A61 both located to the east. Recreational pursuits are available throughout the surrounding countryside.



#### Accommodation:

First floor: Five bedrooms, two bathrooms/wc

Ground floor: Four reception rooms, kitchen, bathroom/wc, swimming pool

Outside: Patio, drive, garage

#### EPC Rating: E

#### Council Tax Band: F

#### To view:

By arrangement with the auctioneers.