





2 GREENFIELDS, THORNTON WATLASS,

RIPON, HG4 4AH

£275,000

FREEHOLD

This spacious two bedroom semi detached home is hidden away close to the Village Green, School and pub and is offered for sale with no onward chain. Easy to move into and in a popular village, this great home is perfect for those looking to put their own stamp onto a home benefiting from a large garden, off street parking and nicely positioned for Bedale, Ripon and Masham.

NORMAN F.BROWN

Est. 1967

2 GREENFIELDS, THORNTON WATLASS,

• Two Bedrooms • Semi Detached Home • No Onward Chain • Lovely Garden With Countryside View • Oil Fired Heating & Double Glazing • Off Street Parking • Ideal For Bedale, Masham & The Dales • Idyllic Village Location • Enquire Today For Your Personal Viewing • Video Tour Available





The Property

This spacious semi detached home is nestled away within the heart of this popular and picturesque village and is offered for sale with no onward chain.

The property opens into a spacious hallway leading to the living room and breakfast kitchen and has a useful downstairs W.C. The living room is lovely and bright with a pleasant outlook towards the garden and the fields beyond. The living room has space for sofas and dining furniture and with French doors to the conservatory, is a great space for entertaining or simply relaxing and enjoying the views up the garden. The kitchen comprises of a range of wall and base units with a worksurface over having tiled splashbacks and a one and a single sink with a draining board. There are spaces for appliances, including an electric cooker with an extractor hood over, a tall fridge freezer and a washing machine and this room for a small dining table and chairs too.

Off the hall are stairs to the first floor landing which has aloft hatch and two built in cupboards for storage. Bedroom one is to the rear and is an excellent double with a pleasant outlook over the garden and Bedroom two is to the front and is another great double. The bathroom comprises of a step in shower enclosure with a folding screen door plus a panelled bath, pedestal mounted washbasin and a push flush W.C.

Outside

From the shared driveway from the green, there is a large gravelled driveway providing off street parking with an attractive lawned frontage having a bin store, a screened oil tank and a gate at the side to the rear garden. The South facing rear garden has a paved seating area off the conservatory, ideal for entertaining looking out over the mainly lawned garden with a range of inset shrubs towards open fields. There is a gravelled area with inset shrubs providing further seating areas and the garden is all enclosed by fenced and walled boundaries creating a tranquil setting.

Location

Thornton Watlass is a picturesque village, conveniently positioned between Bedale to the South and Masham and to the North and Ripon is just 11 miles away too. Conveniently junctions 50 and 51 of the A1(M) are also close by, as is the Yorkshire Dales National Park. Northallerton also provides a regular mainline train service to London Kings Cross.

The village is also well served by a primary school and The Buck Inn public house overlooking the Green, which is also home to Thornton Watlass cricket club giving the village a lovely community feel.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – C

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - Yes

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Combi Boiler (In kitchen cupboard)

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

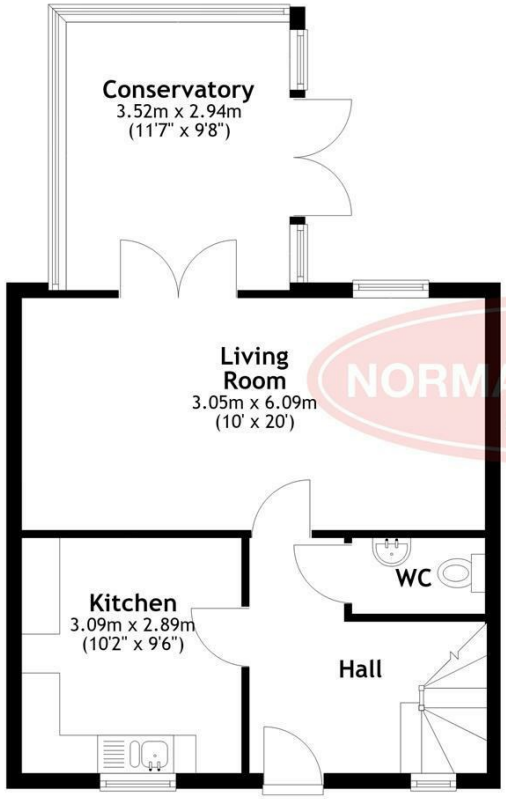
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Ground Floor
Approx. 48.7 sq. metres (524.3 sq. feet)



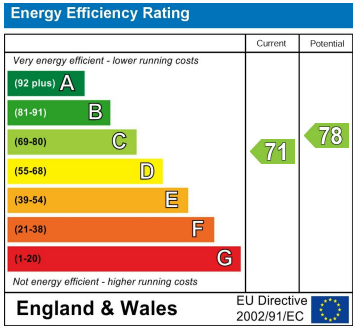
First Floor
Approx. 39.0 sq. metres (419.4 sq. feet)



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Total area: approx. 87.7 sq. metres (943.6 sq. feet)





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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