

HUNTERS®

HERE TO GET *you* THERE

6 Whitwell Terrace, Melmerby, Ripon, HG4 5HQ

Offers Over £250,000

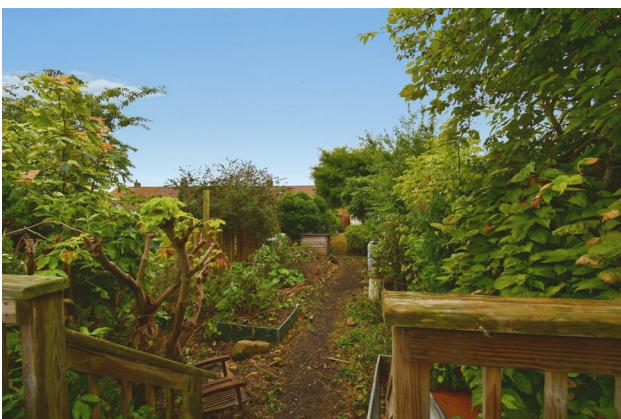
Property Images



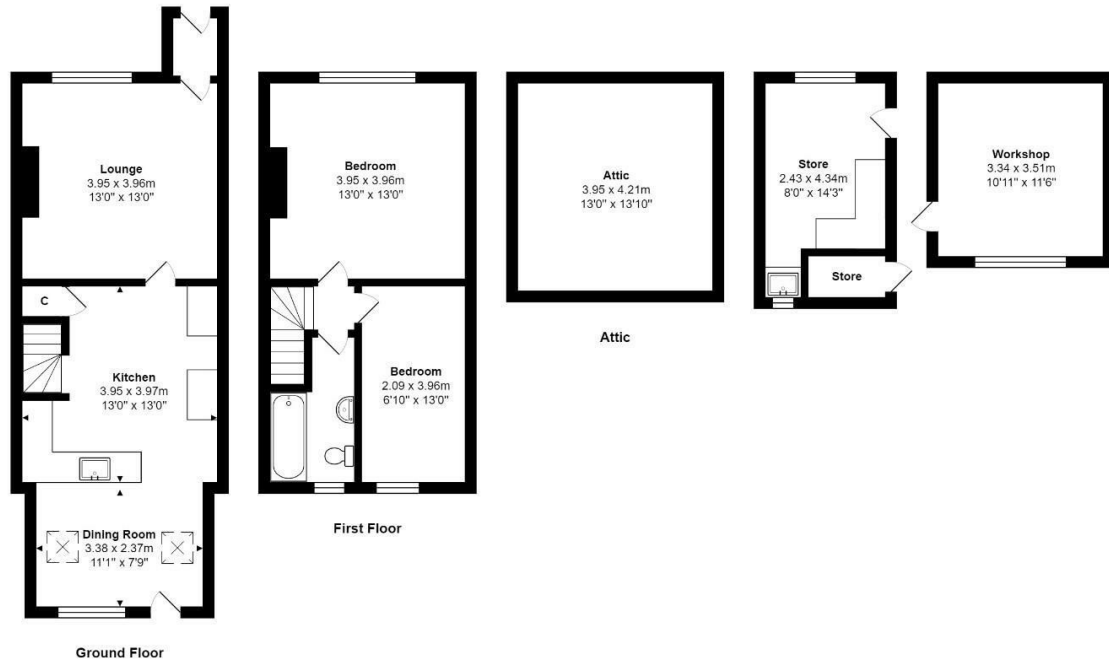
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Property Images



Floorplan



Total Area: 73.6 m² ... 792 ft² (excluding attic, store, workshop)

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

Summary

This charming and recently improved two-bedroom cottage offers a perfect blend of rustic charm and modern convenience filled with period features.

Upon entering, you are greeted, through the entrance porch by the warmth of exposed beams, setting the tone for the characterful ambiance that permeates throughout the home. The lounge, adorned with wooden flooring and centered around a cozy woodburning stove, provides an inviting space for relaxation.

The adjacent dining kitchen, featuring Belfast style sink, wooden work tops and rustic hand painted units with space for appliances catering to the needs of both budding chefs and seasoned cooks alike which leads to a separate dining area which opens to the outside area.

Ascending to the first floor, you'll discover two bedrooms, each offering a tranquil retreat at the end of the day. The convenience of access to a versatile loft space, thoughtfully converted with flooring and Velux style windows, adds to the functionality of the home, providing valuable additional storage or potential for further expansion.

Features

• TWO BEDROOM COTTAGE • LOUNGE • DINING KITCHEN • HOUSE
BATHROOM • EXPOSED BEAMS • SPACIOUS REAR GARDEN • TWO VERSITILE
OUTBUILDINGS • OPEN VIEWS TO THE REAR • USEFUL LOFT SPACE • CENTRALLY
HEATED AND DOUBLE GLAZED