

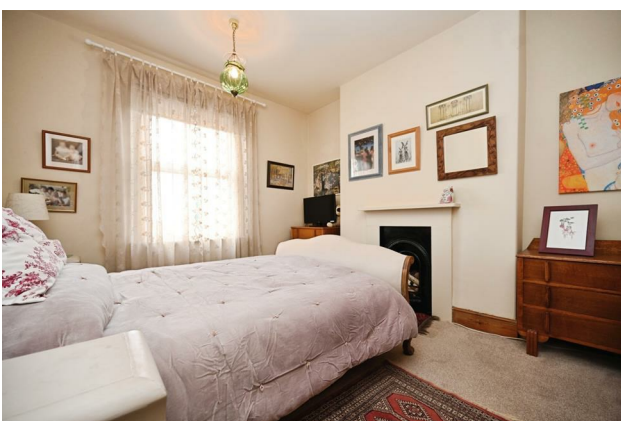
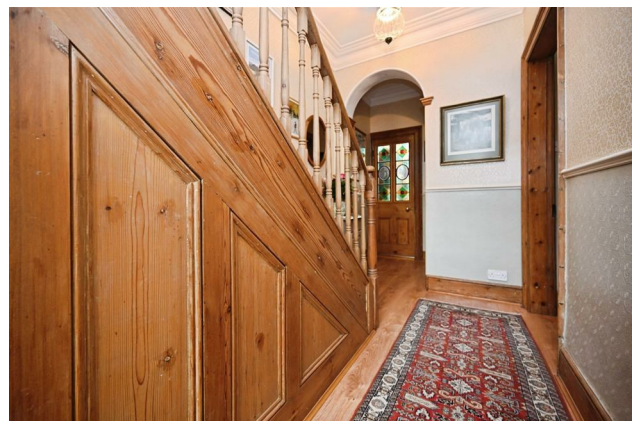
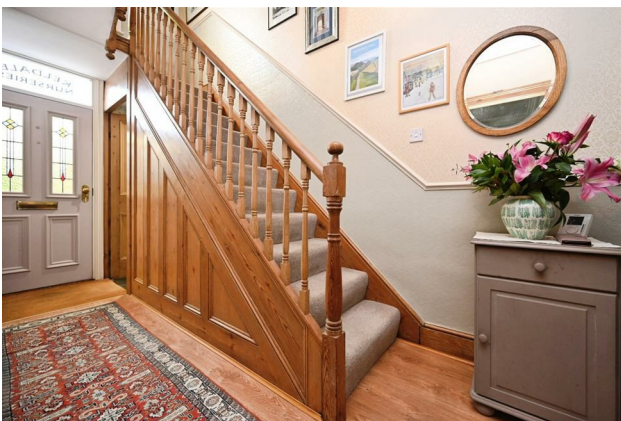
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Keldale Nurseries Dishforth Road, Sharow, HG4 5BQ**

**Asking Price £485,000**

Property Images



# HUNTERS<sup>®</sup>

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## Property Images



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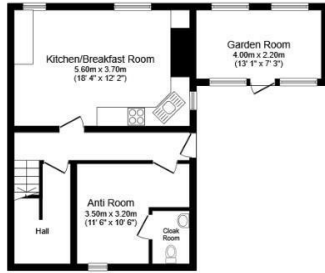
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## Property Images

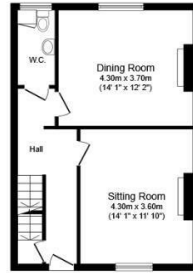


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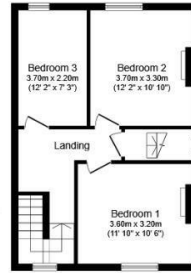
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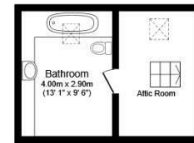
**Lower Ground Floor**  
Floor area 54.6 sq.m. (588 sq.ft.)



**Ground Floor**  
Floor area 45.4 sq.m. (488 sq.ft.)



**First Floor**  
Floor area 45.4 sq.m. (488 sq.ft.)



**Second Floor**  
Floor area 22.4 sq.m. (241 sq.ft.)



**Garage**  
Floor area 13.0 sq.m. (140 sq.ft.)

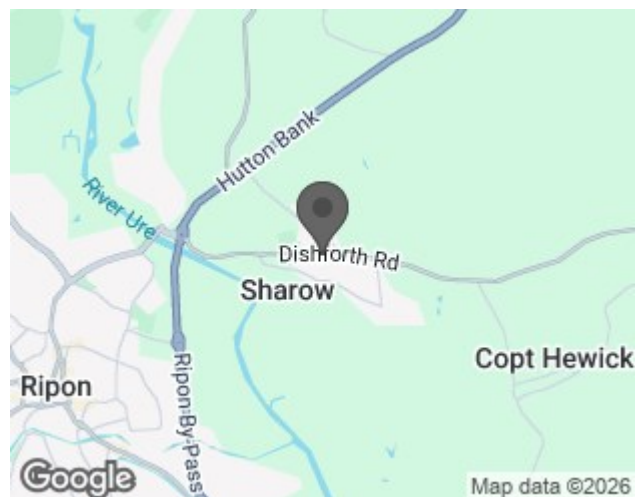
Total floor area: 180.8 sq.m. (1,946 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Dating back to the 1800s, this truly unique three bedroom semi detached home is brimming with charm and character, and must be viewed to be fully appreciated. Enjoying a delightful position in the sought after village of Sharow, near Ripon, the property offers beautifully presented accommodation arranged over four floors, blending period features with practical modern living.

An entrance hall at street level welcomes you into the home. This floor boasts a cosy lounge featuring an open fireplace, perfect for relaxing evenings, alongside a separate sitting room complete with a log burning stove and patio doors opening onto the upper patio – an ideal space for entertaining or enjoying the outlook over the garden. A contemporary shower room/WC completes this level.

A staircase leads down to the garden level where the heart of the home can be found. The dining kitchen is fitted with a range of built in appliances and a charming Belfast-style sink, offering both character and functionality. There is also a separate utility room and a downstairs WC. A door provides direct access to the garden and to an attached workshop/studio/home office, offering excellent flexibility for those working from home or seeking creative space.

To the first floor are three well proportioned bedrooms, one of which features an attractive ornamental fireplace, further enhancing the home's period appeal. The second floor reveals a useful dressing room and a stunning house bathroom, beautifully appointed and featuring a freestanding bath, creating a luxurious retreat.

Externally, the property enjoys enclosed gardens to the side and rear, laid to lawn with paved patio areas ideal for outdoor dining and relaxation. A detached 'hobbit-style' garage adds a quirky and distinctive touch, while a driveway provides off street parking.

This exceptional village home offers a rare opportunity to acquire a character filled property in a highly desirable location. Early viewing is strongly recommend.

## Features

- UNIQUE SEMI DETACHED HOUSE • THREE BEDROOMS • TWO BATH/SHOWER ROOMS • TWO RECEPTION ROOMS • DINING KITCHEN • UTILITY AND WC • WORKSHOP/STUDIO • GARAGE • DRIVEWAY • GARDENS