

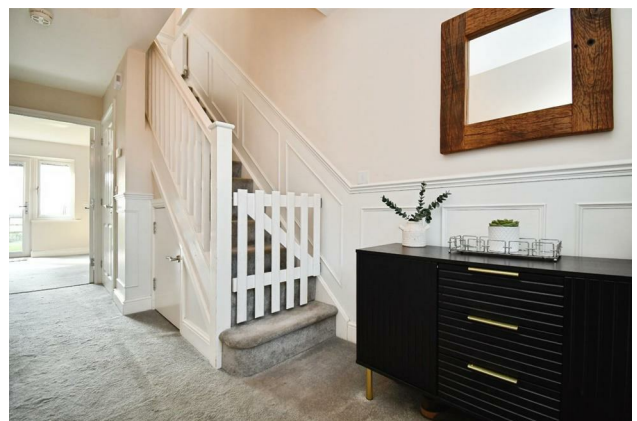
HUNTERS®

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16 Honey Garth, Melmerby, Ripon, HG4 5FA

Asking Price £90,000

Property Images



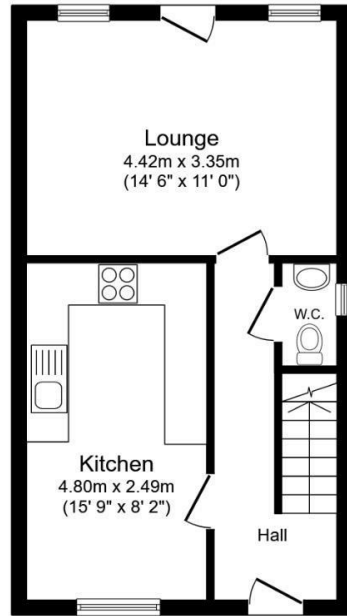
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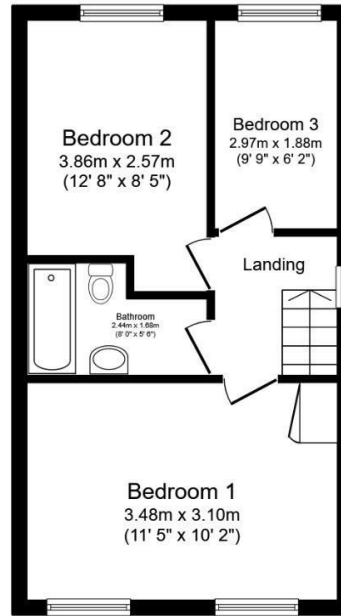


Floorplan



Ground Floor

Floor area 36.5 sq.m. (393 sq.ft.)



First Floor

Floor area 36.5 sq.m. (393 sq.ft.)

Total floor area: 72.9 sq.m. (785 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
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B		85	
(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 - Detached Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Leasehold

Summary

Tucked away in a quiet cul-de-sac in the sought-after village of Melmerby, near Ripon, this modern three-bedroom detached home is offered for sale on a 25% shared ownership basis, with the option to purchase a higher share.

Ideally located for commuters with easy access to the A1, the property presents an excellent opportunity for those looking to take their first step onto the property ladder.

Well presented throughout and featuring attractive wooden paneling, the accommodation includes a welcoming entrance hall with a striking downstairs WC, a bright dining kitchen with built in oven and hob, and a spacious lounge with a stylish media wall and a door opening onto the rear garden.

To the first floor are three well proportioned bedrooms, with the master benefiting from a built-in wardrobe, along with a modern family bathroom.

Outside, the enclosed rear garden is mainly laid to lawn and enjoys far-reaching countryside views, complemented by a paved patio and a generous storage shed. To the front, a driveway provides off street parking for two vehicles, completing this appealing home in a desirable village location.

Rent is currently £508.20 per month for the 75%.

Features

• 25% SHARED OWNERSHIP DETACHED HOUSE • OPPORTUNITY TO BUY MORE THAN 25% • THREE BEDROOMS • HOUSE BATHROOM • LOUNGE • DINING KITCHEN • DOWNSTAIRS WC • DRIVEWAY PROVIDING OFF STREET PARKING • ENCLOSED REAR GARDEN WITH OPEN COUNTRYSIDE VIEWS • CUL DE SAC LOCATION