Davis Lund

Maple Garth
Melmerby
Ripon
HG4 5PA

Guide Price £292,500











Accommodation

A lovely end terrace family home, nestled away on a small cul-de-sac and occupying a prime corner plot with extensive gardens to three sides. The house has been extended to the rear with the addition of a conservatory, but due to the good size plot, there is still endless opportunities to further extend, subject to necessary consents.

Located in the sought after village of Melmerby, the property offers a lovely setting, with a fantastic outlook, including the village green. The house offers double glazing and LPG gas central heating, whilst solar panels have also been fitted.

On the ground floor there is an entrance hall with stairs rising to the first floor, living room, kitchen which is fitted with a range of units, conservatory enjoying views over the gardens, cloakroom/WC and rear hallway. To the first floor there is a landing with loft access hatch, three bedrooms (two good size double bedrooms with fitted wardrobes) and the shower room, which is part tiled and fitted with a white suite.

Externally there is driveway parking for two cars, which also leads to the single garage (5.19m x 2.63m (17'0" x 8'7")), which has power and light, whilst the ceiling has been boarded and a hatch added to create a separate storage area. A gate gives access to the gardens which are predominantly laid to lawn and wrap around the house, whilst there is also an extensive gravelled seating area. The established gardens offers a high degree of privacy, with fenced and hedge boundaries. There is a handy storage area to the rear of the garage, whilst there is also a summer house in the front garden.

The village itself is ideal for commuters, situated close to the A1 and A19, whilst also offering ease of access to both Ripon and Thirsk, with Ripon being just approximately five miles away.

Plots of this size are unusual on modern developments and an early viewing is advised.









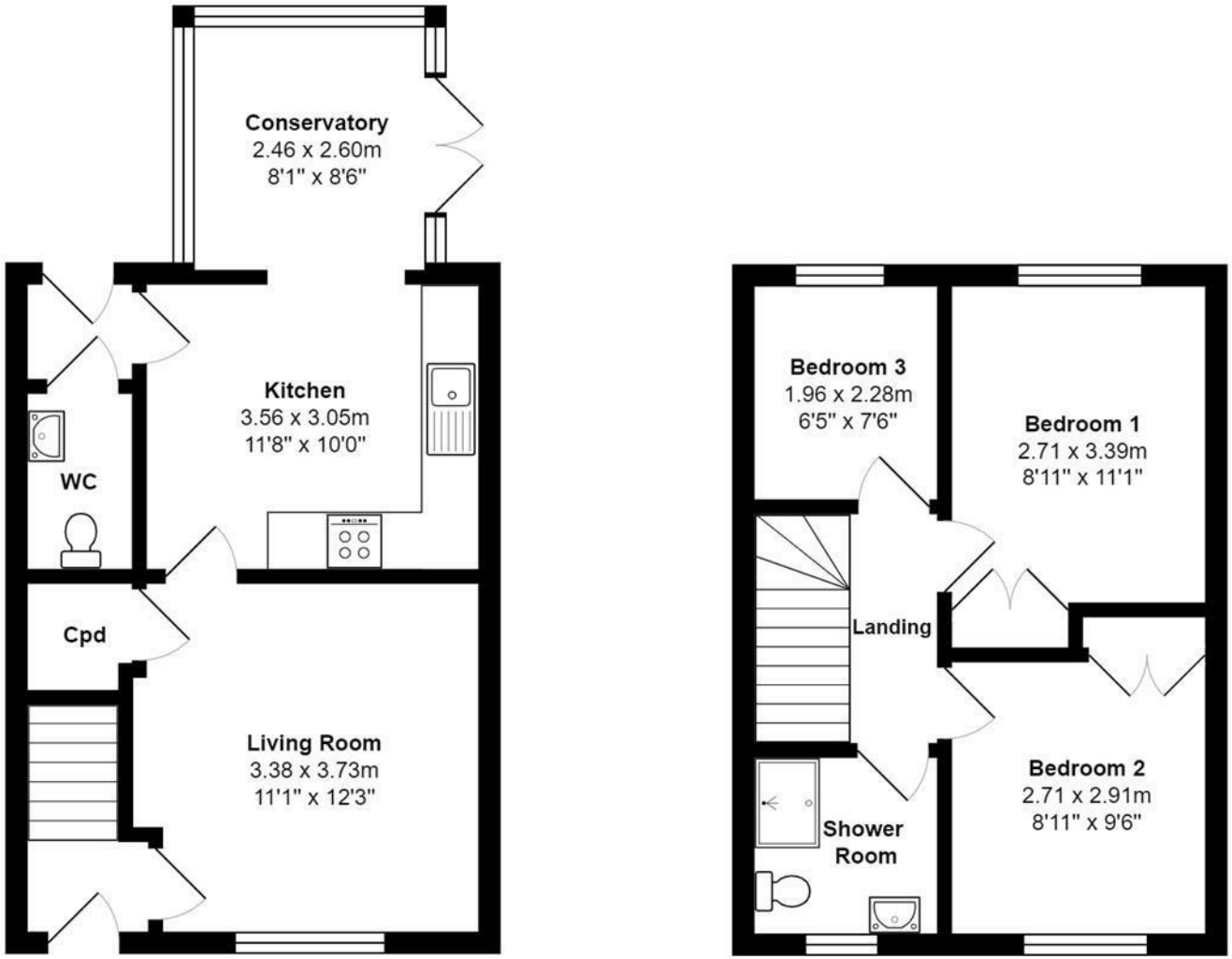






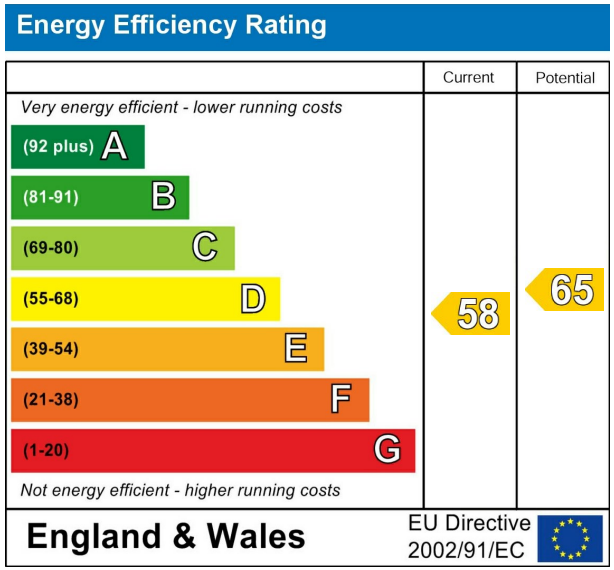


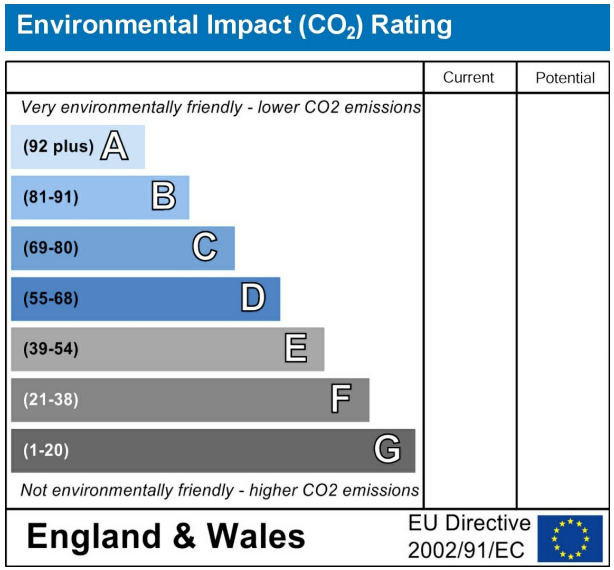
Floorplan


Conservatory
2.46 x 2.60m
8'1" x 8'6"
Kitchen
3.56 x 3.05m
11'8" x 10'0"
WC
Cpd
Living Room
3.38 x 3.73m
11'1" x 12'3"
Bedroom 3
1.96 x 2.28m
6'5" x 7'6"
Bedroom 1
2.71 x 3.39m
8'11" x 11'1"
Landing
Shower
Room
Bedroom 2
2.71 x 2.91m
8'11" x 9'6"



EPC





VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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