





1 GREENFIELDS, THORNTON WATLASS,

RIPON, HG4 4AH

£365,000

FREEHOLD

A spacious three double bedroom semi detached home located in a popular village nestled away just off the Green and ideal for Bedale, Masham and the A1(M). The property is offered for sale with no onward chain and benefits from a large garden, great layout, off street parking and is perfect for those looking for a home to move straight into and then make their own.

NORMAN F.BROWN

Est. 1967

1 GREENFIELDS, THORNTON WATLASS,

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





The Property

This conveniently positioned and spacious three double bedroom semi detached home is hidden away, close to the heart of this popular village.

The property opens into a hallway at the side which leads through to the sitting room and the kitchen and also has a useful store cupboard and a downstairs W.C. The spacious and bright sitting room is situated to the rear of the house with French doors opening out to the paved patio overlooking the rear garden. The dining kitchen is again, nice and spacious with room for a large dining table and chairs plus French doors to another paved seating area, perfect for the evening sun. The kitchen itself comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink with a drainer. There are spaces for appliances including an electric cooker, dishwasher and a tall fridge freezer and there is plumbing for the washing machine hidden away in the understairs cupboard.

Upstairs the landing has a loft hatch and two built in cupboards for storage. All three bedrooms are excellent doubles, with the main bedroom to the front with an ensuite that comprises of a shower enclosure, push flush W.C and a corner sink set onto a vanity unit. Bedrooms two and three are both set to the rear with lovely views over the garden and the fields beyond. The family bathroom comprises of a panelled bath, a shower enclosure with sliding screen doors, plus a push flush W.C and a pedestal mounted washbasin.

Outside

From the shared driveway from the green, there is a large tarmac parking area in front of the house for off street parking, for the sole use of number 1. There is an attractive lawned frontage with a paved seating area in front of the dining kitchen French doors plus a screened bin store and oil tank. A gate at the side leads to the entrance and leads round to the rear garden. The rear garden has a paved seating area off the sitting room, ideal for entertaining and looking out over the lawned garden towards open fields. The South facing rear garden is all enclosed by fenced and hedged 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 – D

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

The property is next to Thornton Watlass Primary School

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.

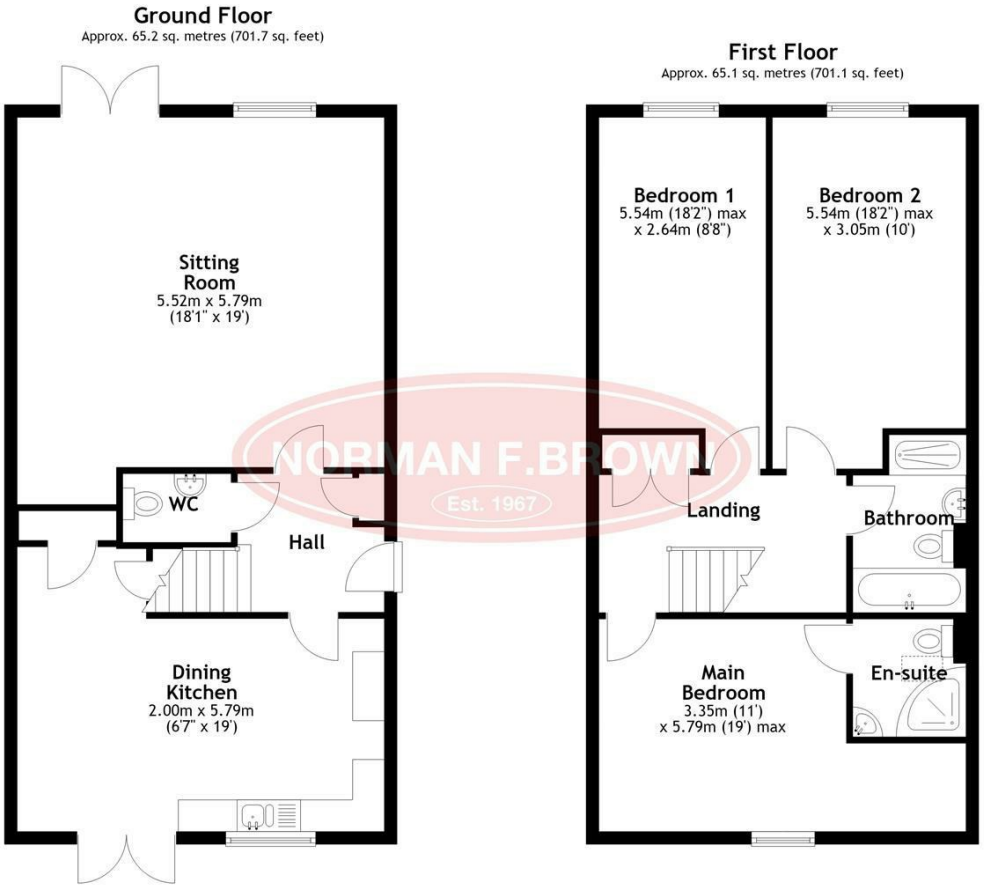
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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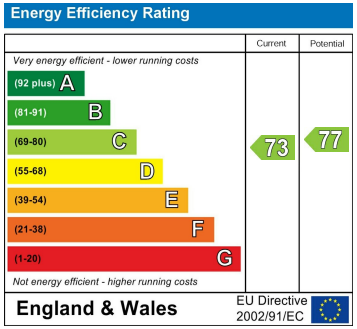






Total area: approx. 130.3 sq. metres (1402.8 sq. feet)





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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