



Kirkella, Littlethorpe

£385,000

VERITY
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A spacious and well-presented two bedroom detached bungalow, occupying a delightful position within the peaceful village of Littlethorpe. The property has been carefully maintained and extended to provide generous and comfortable single-level accommodation, complemented by attractive gardens, ample parking and a large garage.

Littlethorpe is a charming village situated close to the historic city of Ripon, with convenient access to the A1(M), Harrogate and Knaresborough. The property offers an excellent opportunity for those seeking a peaceful village setting whilst remaining within easy reach of a wide range of amenities and transport links.

OUTSIDE

A newly laid driveway provides ample off-road parking and leads to a carport and substantial garage, offering excellent parking and storage space.

A particular feature of the property is the attractive and generously sized garden, with established planted borders and raised beds at the back of the garden which are ideal for vegetable growing and a choice of sitting areas providing pleasant spaces for relaxing and outdoor dining.

There is also a greenhouse and summerhouse, adding to the appeal of this delightful garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



ACCOMMODATION

The sitting room is a particularly spacious reception room, providing ample space for both sitting and dining areas and offering excellent flexibility for everyday living and entertaining.

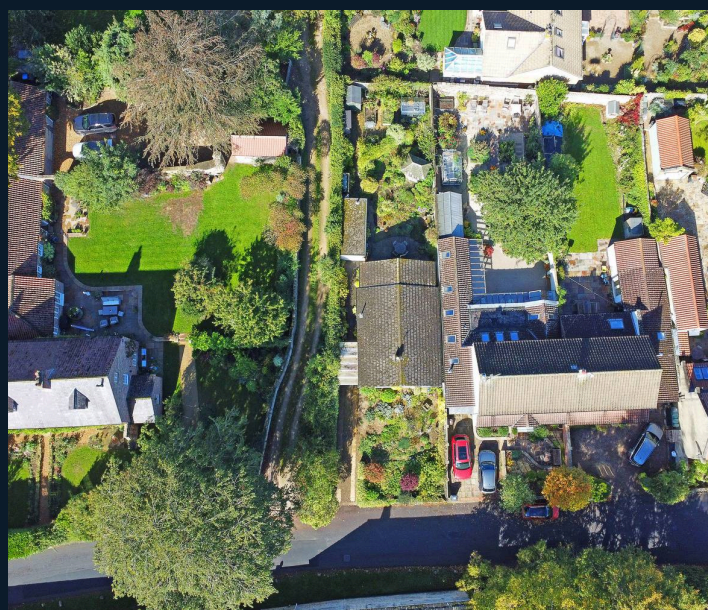
The dining kitchen is fitted with a range of wall and base units together with an electric hob, double oven, fridge freezer and integrated washing machine. There is ample space for a dining table and chairs, while glazed doors open directly onto the garden.

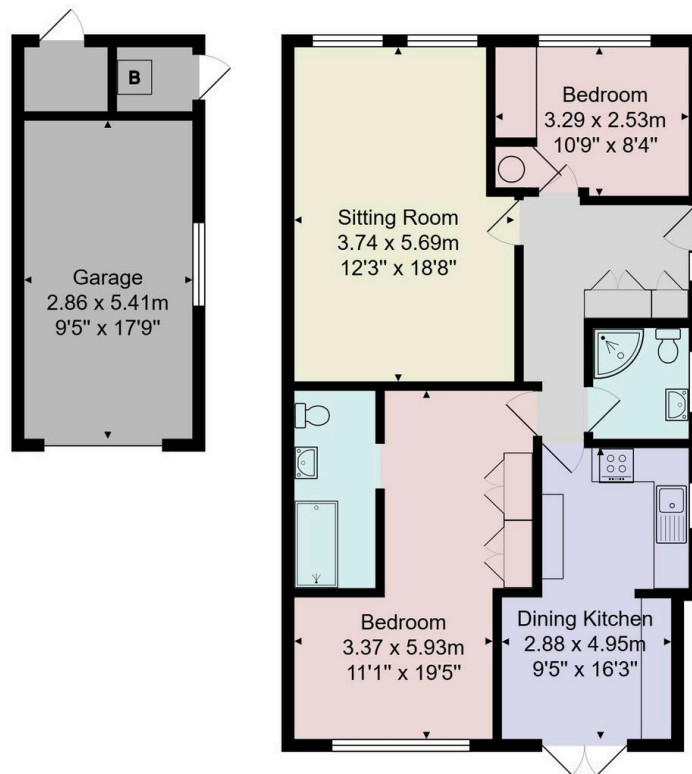
There are two good sized bedrooms.

The principal bedroom is a particularly generous double room with a dressing area and fitted wardrobes, together with a modern en suite shower room fitted with a white suite comprising a WC, washbasin and shower.

Bedroom two is a further well-proportioned room benefiting from fitted wardrobes.

The house shower room comprising a WC, shower and washbasin.





Total Area: 78.2 m² ... 841 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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