

Davis
Lund

Grewelthorpe
Ripon
North Yorkshire
HG4 3BY
Guide Price £250,000





Accommodation

A very attractive stone built character cottage, offering two bedrooms and a delightful rear garden. Located in the highly sought after village of Grewelthorpe, affordable properties of this quality are rare to market.

The property has been very well maintained and much improved by the current owners in recent years, including a modern kitchen and shower room, but most recently with a new roof, insulation, windows and doors. The property reveals a light and airy interior, whilst care has been taken to retain the cottages charm and character. Externally the rear garden is a real delight, well established and larger than average garden for this price range, whilst certainly a stand out feature of this lovely move-in ready home.

On the ground floor there is an entrance hall, cosy living room with a large stone feature fireplace with a wood burning stove and exposed ceiling beams, plus the kitchen/diner, which is fitted with a range of stylish units and also offers access to the rear garden. To the first floor there is a landing with loft access, master bedroom with over stairs storage cupboard and further fitted wardrobes, second bedroom overlooking the rear garden and the modern shower room, fitted with a white suite and a heated towel rail. The property is double glazed and modern electric heating is in place. Off street parking is available close by, on a first come first served basis.

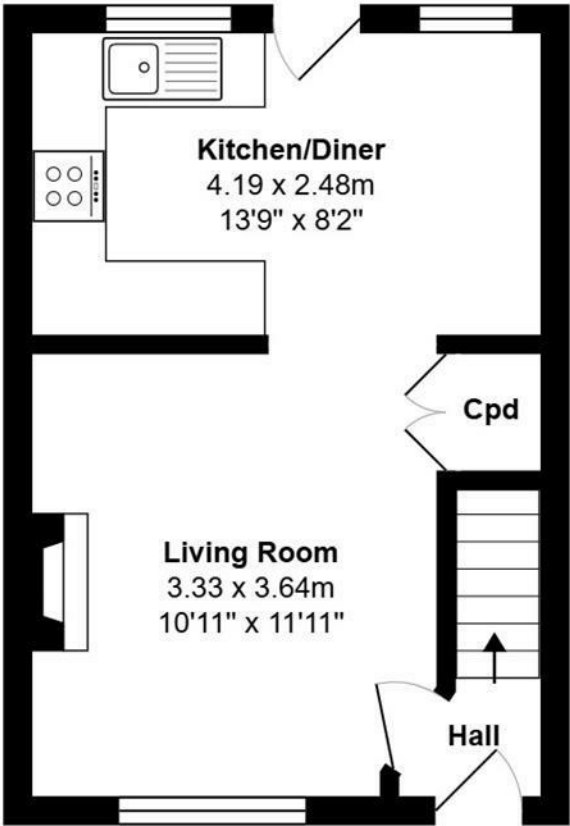
Externally there is a lovely enclosed garden to the rear of the cottage, mainly laid to lawn, but also featuring a large patio which benefits from plenty of privacy. There are a number of stocked shrub and plant borders, a handy timber shed and further stone built storage room, currently laid out as a utility.

Sure to suit a number of uses and a range of purchasers, this picture postcard cottage is a must to view.

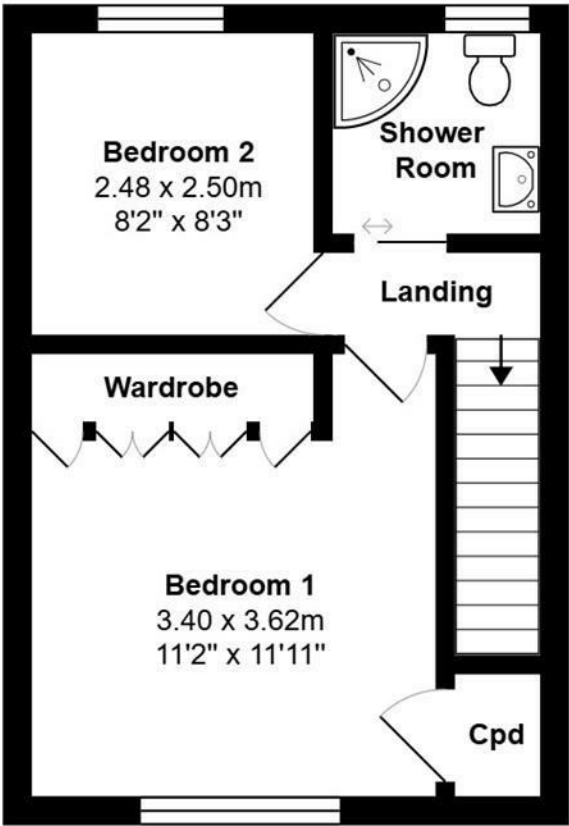




Floorplan



Ground Floor

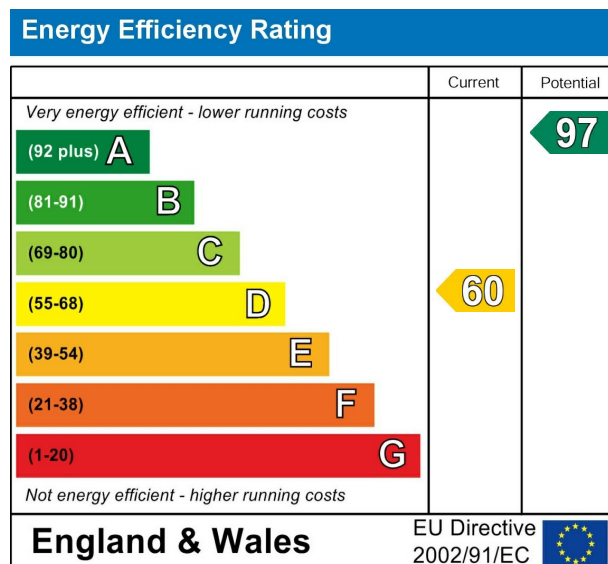


First Floor





EPC



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