







## **Accommodation**

A charming semi-detached house, revealing a beautifully presented and surprisingly spacious extended interior. The property enjoys lovely open views to the front, whilst it is also situated on a good size plot, with mature gardens to three sides, a garage and off street parking.

The property has undergone a side and rear extension over the years, whilst there is still the scope to extend into the loft space, as a number of neighbouring properties in the row have done, subject to any necessary consents. The property has been much improved under its current ownership, not least the fitting of a stylish new kitchen.

On the ground floor there is an entrance vestibule, cosy living room with a fireplace and large bay window, inner hallway with stairs rising to the first floor, open plan kitchen/dining/family room with a newly fitted kitchen and some integrated appliances, cloakroom/WC and a good size garden room to the side, offering an additional seating/dining area, with access to the garden. To the first floor there is a spacious split level landing with loft access, very good size main bedroom with a range of fitted wardrobes and also enjoying open views, second double bedroom and a stylish shower room, fitted with a modern white suite and with built in storage. The house also benefits from a Verisure alarm system.

Externally there is lovely established gardens to three sides, well stocked with shrubs and plants. The front garden is mainly laid to lawn, with a pathway leading to the front door, which continues to the side of the house. There is further gated access from the side street and a lovely enclosed lawned garden, with high hedge boundaries aiding privacy. There is a raised patio seating area and a single garage to the bottom of the garden, with a roller door and further off street parking.

The property is located in Littlethorpe, very conveniently placed for Ripon's bypass, giving access to the city centre and commuting links nearby, including the A1 and A19. Littlethorpe has a church, village hall and great community spirit. Shops and amenities are located close by, whilst both the Ripon Grammar School and Outwood Academy are situated just a short drive away.

Sold with no onward chain, this is a rare opportunity to purchase a delightful home in this highly desirable village.



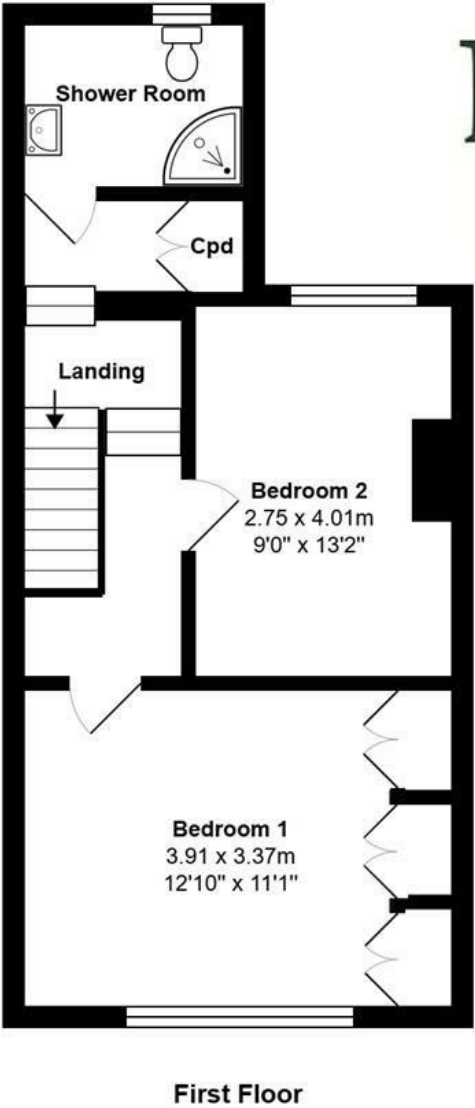
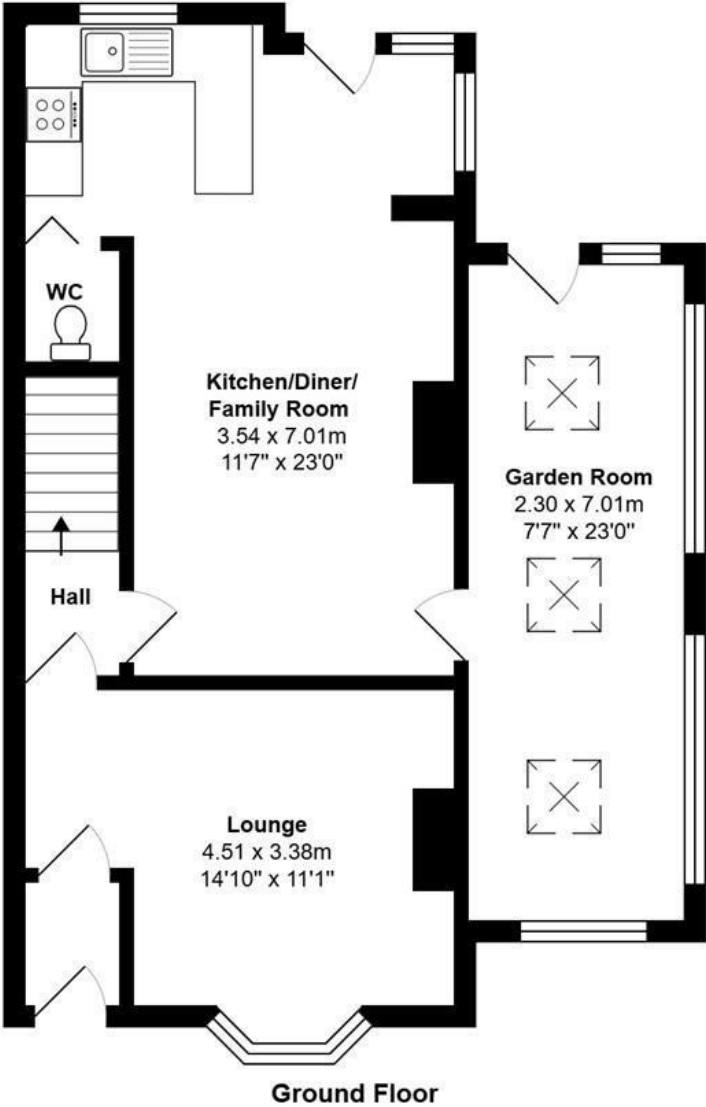








Floorplan

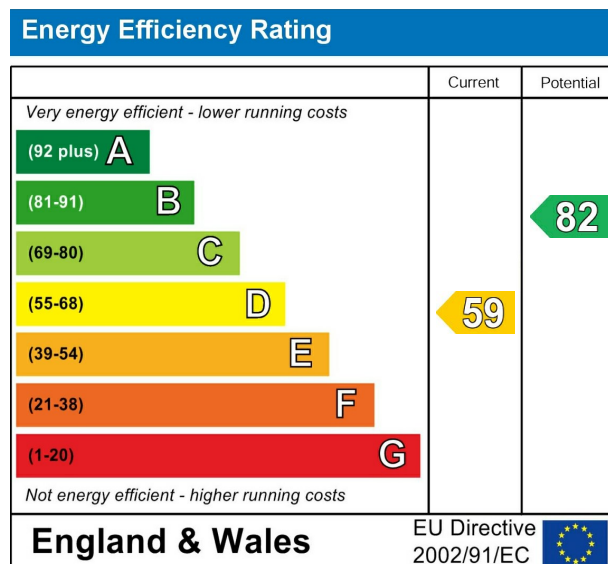








## EPC



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