Davis Lund

Grewelthorpe
Ripon
North Yorkshire
HG4 3BW

Offers Over £290,000










JOEY

Accommodation

A recently renovated and much improved village home, now offering a stylish and spacious interior.

The ground floor accommodation has been opened up, creating a fantastic open plan kitchen/diner/family room, whilst there is also still a separate living room. Wood burning stoves have been fitted to both the living spaces, whilst a stylish kitchen has also been fitted, incorporating a breakfast bar and some integrated appliances. The first floor layout has also been skilfully changed to provide ensuite facilities to the master bedroom, whilst still retaining a generous size master bathroom.

Located in the ever popular village of Grewelthorpe, the property is located approximately 6 miles from Ripon and 3 miles from Masham, meaning amenities are readily available.

On the ground floor there is an entrance porch, open plan kitchen/diner/family room, double aspect living room and an inner hallway with storage and stairs rising to the first floor. To the first floor there is a landing with loft access, master bedroom with modern shower room and fitted wardrobes, two further bedrooms and the house bathroom, part tiled and fitted with a modern white suite.

Externally there is a small low maintenance garden to the front of the house, full paved with walled boundaries and access gate. There is a pathway to rear of the house, giving access to the rear door, whilst there is also a small area across the lane, which houses the oil central heating tank.

Offered for sale with no onward chain, an early viewing is advised on this highly desirable family home.








ROXY
BURTON

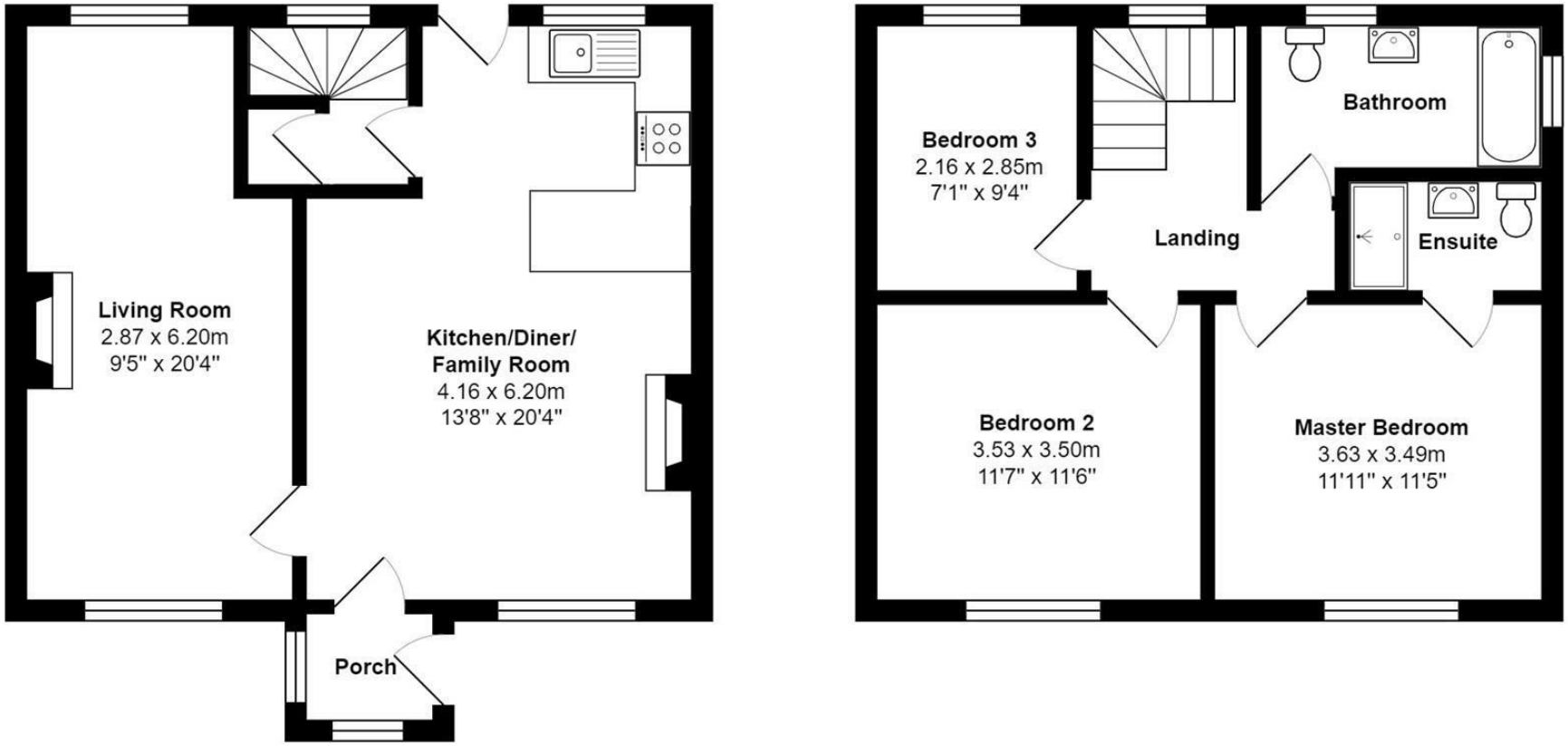






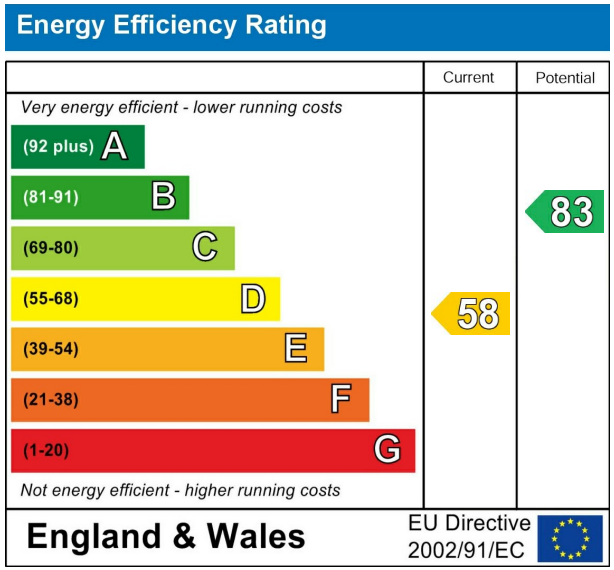


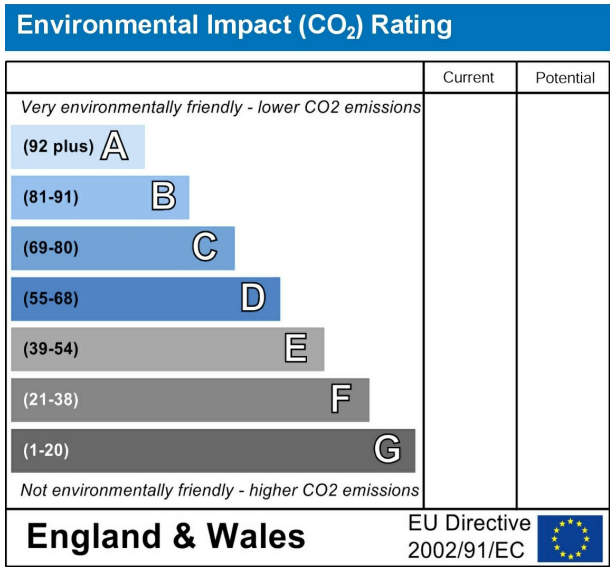
Floorplan


Living Room
2.87 x 6.20m
9'5" x 20'4"
Kitchen/Diner/
Family Room
4.16 x 6.20m
13'8" x 20'4"
Porch
Bedroom 3
2.16 x 2.85m
7'1" x 9'4"
Landing
Bathroom
Ensuite
Bedroom 2
3.53 x 3.50m
11'7" x 11'6"
Master Bedroom
3.63 x 3.49m
11'11" x 11'5"


RESTHOLME
2

EPC





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

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