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**3 Berrygate Lane, Sharow, Ripon, HG4 5BJ**

**Offers Over £300,000**

**Property Images**

















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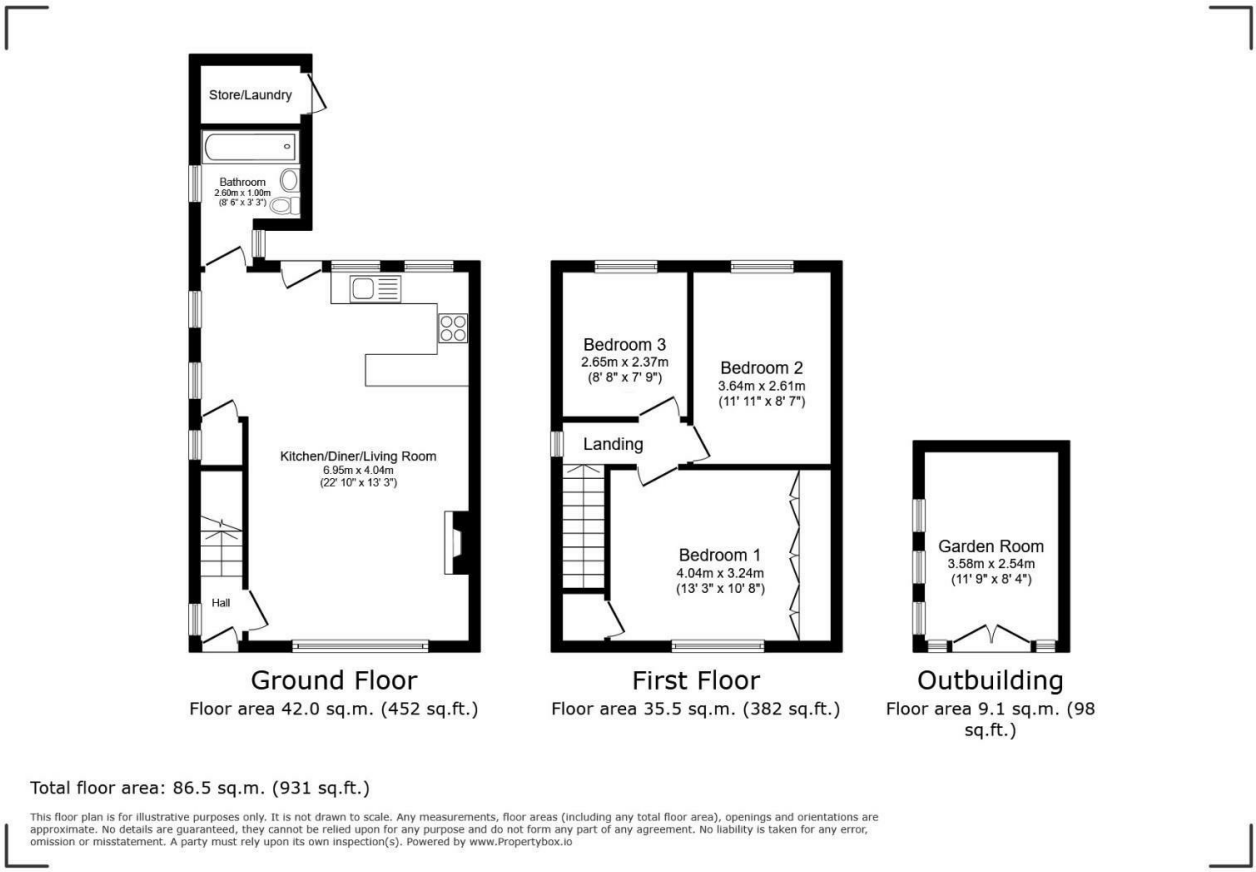




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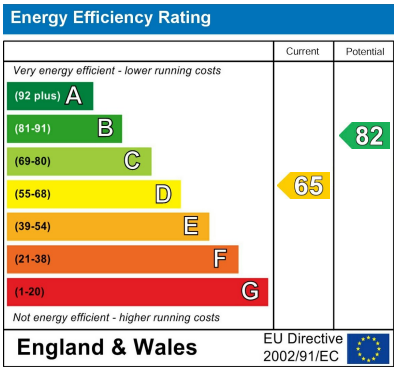
## Floorplan




Total floor area: 86.5 sq.m. (931 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC




## Map




## Details

Type: House - Semi-Detached  Beds: 3  Bathrooms: 1  Receptions: 1  Tenure: Freehold

**Summary**

A charming 1930s three bedroom semi detached home, beautifully positioned in the highly sought after village of Sharow, just outside Ripon. Offering excellent access to the A1 and A61, this property is ideal for commuters while still enjoying a peaceful village setting.

On entering the home, you are welcomed into an entrance hall leading through to a superb open plan living, dining and kitchen space. This generous room is full of character, featuring wood flooring, a cosy log burning stove, a pantry cupboard and ample space for a range style cooker—perfect for modern family living and entertaining. A door to the rear opens into a versatile lean-to area, ideal as a utility or additional storage space, with the added benefit of an additional utility area.

To the first floor are three well proportioned bedrooms, including a master bedroom with fitted wardrobes offering excellent storage.

Externally, the property enjoys gardens to three sides, predominantly laid to lawn, providing plenty of space for outdoor enjoyment. A summer house/home office offers a wonderful retreat for work or leisure, and the plot also provides scope for extension (subject to necessary planning consents). Driveways to both the front and rear allow off street parking for multiple vehicles.

This delightful home combines period charm with practical living and stands as a fantastic opportunity in a desirable village location.

**Features**

• 1930'S SEMI DETACHED HOUSE • THREE BEDROOMS • BATHROOM • OPEN PLAN LIVING KITCHEN DINER • USEFUL LEAN TO STORAGE/UTILITY SPACE • UTILITY AREA • SUMMER HOUSE/HOME OFFICE • ENCLOSED REAR GARDEN • OFF STREET PARKING TO THE FRONT AND REAR