

# HUNTERS®

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Rockwell, Hutts Lane, Grewelthorpe, Ripon, North Yorkshire, HG4 3BZ

£425,000

Property Images



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Total area: approx. 155.4 sq. metres (1672.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Rockwell, Hutts Lane, Grewelthorpe, RIPON

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			67
(39-54) <b>E</b>			
(21-38) <b>F</b>	31		
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

This beautifully presented and extended semi-detached stone-built property offers a delightful blend of modern living and traditional character with three reception rooms, surrounding mature gardens and parking all set on the edge of this popular village location.

The property boasts an impressive layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining, with a further study/office. The modern fitted kitchen is a highlight with fitted appliances and breakfast bar which is complemented by a convenient utility area to the rear and a ground floor WC, ensuring practicality for everyday living.

On the first floor, you will find three generously sized double bedrooms, perfect for families or those seeking extra space. The house bathroom is well-appointed, catering to the needs of the household with ease.

Surrounding the property are stunning mature gardens that envelop the home on three sides, creating a tranquil oasis. The gardens are adorned with mature planting, a greenhouse, and timber sheds, offering plenty of opportunities for gardening enthusiasts. Dedicated sitting areas provide the perfect spots to unwind and enjoy the serene outdoor environment.

For those with vehicles, the property includes parking for three cars, adding to the convenience of this lovely home. The property has double glazing and LPG central heating.

Located within easy reach of village amenities and Ripon city is within a 15 minute drive, this property is ideal for those seeking a peaceful yet connected lifestyle. This is a wonderful opportunity to acquire a well-maintained family home in a picturesque setting.

## Features

- EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY • MODERN FITTED KITCHEN • THREE RECEPTION ROOMS LOUNGE WITH MULTI FUEL BURNER, DINING ROOM AND STUDY • GROUND FLOOR WC • SEPARATE UTILITY AREA • HOUSE BATHROOM • VERY PRIVATE SURROUNDING MATURE LANDSCAPED GARDENS • PARKING FOR MULTIPLE VEHICLES • EASY WALK IN TO GREWELTHORPE VILLAGE • EASY ACCESS TO RIPON CITY FOR A VARIETY OF AMENITIES