

# HUNTERS®

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**Boundary Cottage Dishforth Road, Sharow, Ripon, North Yorkshire, HG4 5BU**  
**Offers Over £435,000**

Property Images



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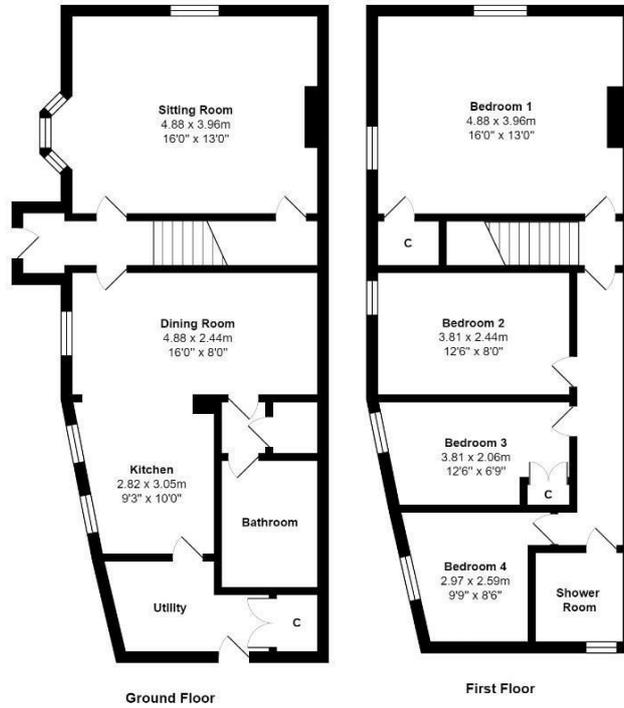
## Property Images



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Total Area: 120.2 m<sup>2</sup> ... 1294 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>50</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(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: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

A lovely four bedroom country style cottage with countryside views set on the edge on the popular village of Sharow which is just on the outskirts of Ripon city.

Comprising; Entrance hall with stairs to the first floor. The lounge is a great size with dual aspect windows, log burner and stripped wooden flooring. The dining kitchen is fitted with a good range of units with wooden worktops, cream Belfast style sink, oven, tiled flooring and beam to ceiling. There is a good sized dining area which leads to a useful large storage area with built in cupboard and a ground floor three piece bathroom with panelled bath, wash hand basin and WC. There is a separate utility room with ample storage, with space for washing machine and dryer.

To the first floor are four bedrooms, the master has built in storage, stripped wood flooring and dual aspect windows affording countryside views. There is also a separate shower room with walk in shower, wash hand basin and WC.

Externally there is good sized relatively private enclosed garden with lawn area, decked seating area and planted borders. Additionally there is a timber fully insulated out door office/study with power. There is a gated driveway to the side and single garage.

Please note there is right of way along the rear for access to the neighbours property

The village of Sharow sits on the edge of Ripon city and has a primary school, play ground, village hall and church. Ripon city is within 1 mile and offers an abundance of facilities including, shops, bars and restaurants as well as great recreational facilities as well as schooling for all ages including the popular Ripon Grammar.

## Features

- FOUR BEDROOMS • LOUNGE • DINING KITCHEN • UTILITY ROOM • GROUND FLOOR BATHROOM • FIRST FLOOR SHOWER ROOM • REAR ENCLOSED GARDEN • SINGLE GARAGE AND HOME OFFICE • COUNTRYSIDE VIEWS • ON THE EDGE OF VILLAGE LOCATION