

# HUNTERS®

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**2 Woodbine Cottage, Littlethorpe, Ripon, North Yorkshire, HG4 3LG**

**Asking Price £189,999**

**Property Images**

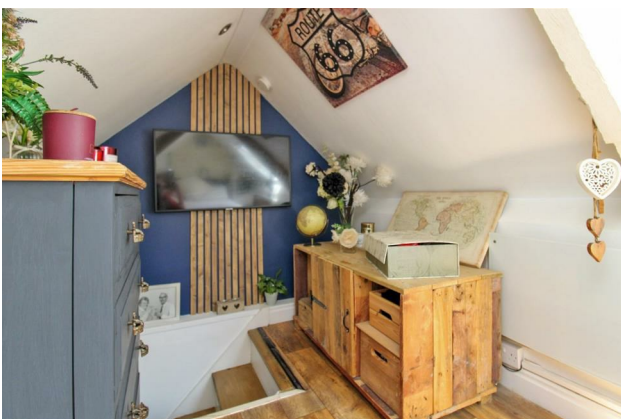




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## Property Images



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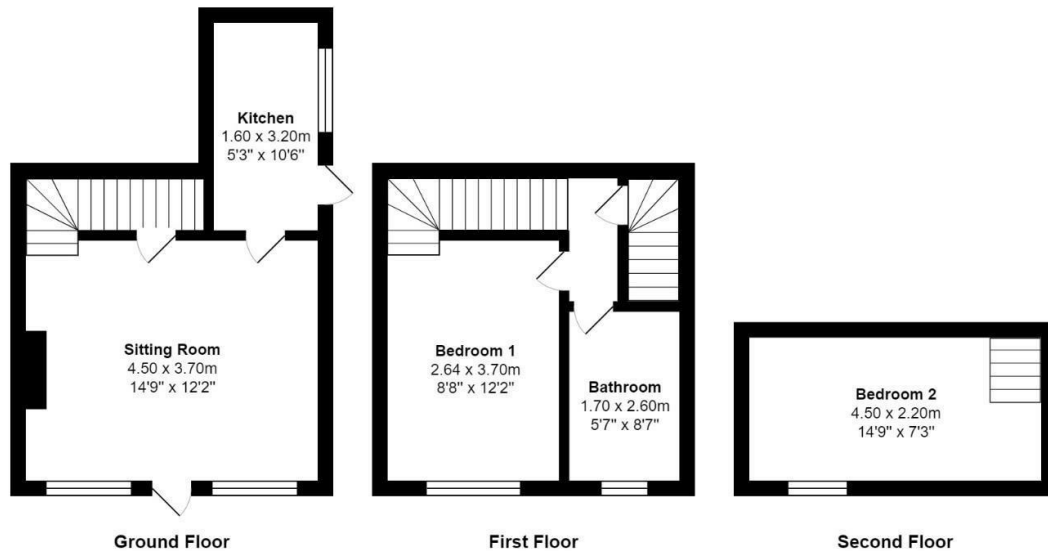
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## Property Images



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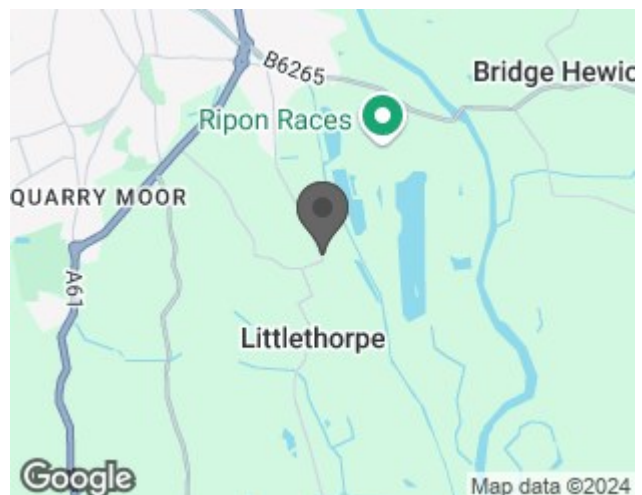
Total Area: 57.2 m<sup>2</sup> ... 616 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

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

## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold



## Summary

A fabulous cosy chocolate box style cottage set in the the heart of Littlethorpe village filled with period features with two bedrooms, a spacious lounge, fitted country style kitchen, private court yard to the rear and on road parking positioned just on the outskirts of Ripon city.

Comprising; spacious lounge with feature fireplace with inset log burner, beamed ceiling and two windows to the front. The kitchen is to the rear with fitted units, feature wooden cladded wall, electric hob, plumbing for a washing machine and space for fridge freezer.

To the first floor is a landing area with stripped flooring, a double bedroom with fitted wardrobes. The bathroom is fitted with a luxury three piece suite with a freestanding clawfoot bath, WC and wash hand basin.

To the second floor is a further bedroom with velux style windows.

Externally is a private rear court yard offering a delightful place to sit and enjoy with a seating area and storage area. To the front is on road parking.

Littlethorpe village is set just on the edge of Ripon city and is close to the bypass for ease of access. Ripon city has an abundance of local facilites such as a weekly market, services, supermarkets plus public houses and restaurants. Fountains Abbey and Studley Royal Deer Park is close by. There are primary and secondary schools including the highly regarded Ripon Grammar School and Outwood Academy. The A1 is close by for those wishing to travel further afield.

## Features

- PERIOD FEATURES THROUGHOUT • TWO BEDROOMS • SPACIOUS LOUNGE WITH LOG BURNER • PRIVATE REAR COURT YARD • ON ROAD PARKING TO THE FRONT • DOUBLE GLAZED THROUGHOUT • IDEAL FIRST TIME BUYER/HOLIDAY HOME • BEAUTIFULLY PRESENTED COSY COTTAGE • VILLAGE LOCATION • EASY ACCESS TO COUNTRYSIDE WALKS