



1 GRANGE FARM

LITTLETHORPE ROAD, LITTLETHORPE, RIPON HG4 3LG

AN ATTRACTIVE FULLY REFURBISHED FOUR BEDROOM SEMI DETACHED HOUSE IN A POPULAR VILLAGE LOCATION WITHIN EASY REACH OF THE CITY OF RIPON AND ITS BYPASS FOR TRAVELLING FURTHER AFIELD OFFERING SPACIOUS AND MODERN FAMILY ACCOMMODATION. THE PROPERTY HAS A NEW KITCHEN AND BATHROOM AS WELL AS NEW CARPETS THROUGHOUT AND OIL FIRED CENTRAL HEATING. WITH PLEASANT GARDENS AND AMPLE OFF-ROAD PARKING, THERE ARE ALSO OPEN VIEWS TO THE REAR OVER THE CANAL AND RACECOURSE.

RENT: £1,750 pcm

EPC - E

TO LET ON AN ASSURED SHORTHOLD TENANCY



LOCATION

The property is located in the village of Littlethorpe situated within a short drive of the Cathedral City of Ripon which offers an excellent range of shops, bars, restaurants and other facilities.

The property also offers easy access for those wishing to travel further afield via the Ripon bypass.

DESCRIPTION

An Attractive Fully Refurbished Four Bedroom Semi Detached House in this popular village location within easy reach of the City of Ripon and its bypass for travelling further afield. The property provides spacious and well modernised family accommodation spaced over three floors having a new kitchen and bathroom and new carpets throughout with oil fired central heating being set in pleasant gardens with ample off-road parking and enjoying open views to the rear over the Canal and Racecourse.

ACCOMMODATION

ENTRANCE PORCH 6' 2" x 3' 3" (1.88m x 0.99m)

ENTRANCE HALL

25' 4 max" x 7' 0 max" (7.72m x 2.13m)

With door to Cellar.

CLOAKROOM/WC

With WC and wash hand basin.

SITTING ROOM 14' 5 max" x 10' 11" (4.39m x 3.33m)

With brick fireplace with working open fire. Two alcoves. Radiator.

KITCHEN/DINER 13' 1" x 13' 1" (3.99m x 3.99m)

Range of base and wall units incorporating electric double oven, electric hob, extractor hood, integrated fridge/freezer and dishwasher. Granite effect work surfaces. Lino floor. Radiator.

REAR PORCH/UTILITY ROOM

9' 1" x 8' 0" (2.77m x 2.44m)

With plumbing for washing machine.

FIRST FLOOR

REAR BEDROOM 13' 3" x 13' 0" (4.04m x 3.96m)

With two built in cupboards. Radiator.

FRONT BEDROOM 13' 0" x 10' 9" (3.96m x 3.28m)

Radiator.

BATHROOM 7' 5" x 7' 0" (2.26m x 2.13m)

With white suite comprising bath, low level WC and pedestal wash hand basin. Shaving mirror. Radiator.

SECOND FLOOR

MASTER BEDROOM 14' 4" x 14' 1" (4.37m x 4.29m)

With two double built-in wardrobes. Radiator.

EN SUITE SHOWER ROOM

6' 4" x 6' 3" (1.93m x 1.91m)

With shower cubicle with Mira unit, low level WC and pedestal wash hand basin.

LANDING

With storage cupboard.

BEDROOM 17' 9" x 13' 4" (5.41m x 4.06m)

With fitted dressing table. Built-in wardrobe. Radiator

OUTSIDE

Front lawn and garden. Rear lawn and garden. Brick and cobble barn. Ample off-road parking.

ADDITIONAL INFORMATION

TERMS OF TENANCY

The property is available 'To Let' unfurnished on an Assured Shorthold Tenancy for a minimum period of twelve months at a rent of £1,750 per calendar month, payable in advance.

A Bond of one month's rent plus £100 will be payable.

The Tenant will be responsible for the costs of Oil, Electricity, Water, Sewerage Charges and Council Tax.

VIEWING ARRANGEMENTS

Strictly by appointment with the Letting Agents, Lister Haigh on 01423 860322.

DIRECTIONS

When travelling from Harrogate, take the A61 to Ripon. On reaching Ripon bypass, turn right at the roundabout. Continue on the bypass to the next roundabout and turn right into Littlethorpe Road. Continue along this road into Littlethorpe. Proceed past Littlethorpe Manor and the property will be found on the left-hand side.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

John Haigh (Knaresborough Office) on **01423 860322**

Giles Chaplin (Knaresborough Office) on **01423 860322**

Charlie Cowen (Knaresborough Office) on **01423 860322**

Debbie Matthewman (Knaresborough Office) on **01423 860322**

VALUATIONS

Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

Residential, Agricultural, Commercial, Development



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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