2 The Courtyard, Dishforth, Ripon, North Yorkshire, YO7 3JS

Guide price £239,950
Forming part of a select development of just three properties within a courtyard setting, this stunning barn conversion offers a deceptively spacious and contemporary interior which is full of character with cottage style latch doors and feature beams.

The property benefits from a Single Garage with parking for one vehicle and an Enclosed Garden.
DIRECTIONS
From our office, leave Ripon via North Street and North Road. At the bypass take the A6108/Dishforth Road through the village of Sharow and continue along this road. At the first round-a-bout, take the second exit. At the following round-a-bout, take the first exit into Dishforth Village. Drive through the village and take the turning on the right hand side into Topcliffe Road. The Courtyard is situated within a development of three properties on the left hand side.

ADDITIONAL SITUATIONAL INFORMATION
Dishforth Village is handily located between Boroughbridge, Ripon and Thirsk with good links to the A1 and A19. The village benefits from a village school, Dishforth C of E Primary School which achieved Outstanding in its last OFSTED inspection, a part-time Post Office and two Public Houses. There is an active outdoor Bowling Club with a Sports field and Sports Pavilion and to the rear of the sports pavilion is a village children's play area. For those requiring travel further afield, Leeds Bradford Airport can be accessed within three quarters of an hour by car and there is a direct London to Harrogate Train Service (approx 33mins away) or London to Thirsk Train Service (approx 15mins away).

ENTRANCE
Paved area with walled boundaries lead to a Timber effect opaque UPVC part Double Glazed Entrance door with further opaque Double Glazed side panels gives access into the property.

HALLWAY
A good sized hallway with understairs Storage Cupboard. Radiator. Stairs leading to the First Floor and Bedrooms Two and Three.

SHOWER ROOM
Fully tiled contemporary shower room comprising: walk in shower cubicle with thermostatic shower and glass screen, wall mounted wash hand basin and back to wall WC Illuminated Mirror wall cupboard with shaver socket. Extractor. Chrome ladder style towel rail and underfloor heating.

FIRST FLOOR
LANDING
Smoke alarm.

BEDROOM TWO
Timber Double Glazed Velux windows. Feature beams. Radiator.

BEDROOM THREE

GROUND FLOOR
LIVING /DINING ROOM
Timber part Double Glazed door with opening window gives access to the Garden plus a further Timber effect UPVC Double Glazed window. Feature beams. Understairs built in wine rack and desk. Radiators. Stairs leading to the First Floor Master Bedroom.

KITCHEN

OUTSIDE
Paved steps lead to a garden laid mainly to lawn and decked seating area. Walled and fenced boundaries. Pedestrian access gate.

GARAGE AND PARKING
Single garage with up and over door. Power and light. The property has parking for one vehicle to the front of the garage.

ADDITIONAL INFORMATION
The garage has lapsed planning permission allowing for it to be incorporated into the Ground Floor of the property for extended living accommodation - 07/00222/PDUCO

COUNCIL TAX
Council Tax Band D

SERVICES
Mains Water
Electricity
Drainage
Gas central heating

VIEWINGS
All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694800.

OPENING HOURS
RIPON: Monday -Friday 9.00 a.m - 5.30 p.m
Saturday 9.00 a.m - 4.00 p.m
Sunday Closed

JOPLINGS INFORMATION
Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Architectural Designers, Building Surveyors and Valuers with offices in both Ripon & Thirsk.
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These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as ‘statements or fact’. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
Any areas, measurements or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Joplings has the authority to make or give any representation or warranty whatsoever in relation to this property or these particulars not enter into any contract relating to the property on behalf of the vendor. We have not inspected the deeds to the property and therefore any reference or inference to boundaries, rights of way etc. are subject to confirmation.

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