



**6 STATION ROAD,
WEST TANFIELD, RIPON, HG4 5JW**

£300,000

A beautifully presented three bedroom semi detached home that has been meticulously modernised and upgraded by the current owners to provide a beautiful home that will suit a variety of lifestyles in the heart of a popular and conveniently placed village. The property benefits from no onward chain, a great layout, private rear garden with an attractive outlook over fields to the rear plus off street parking.

NORMAN F. BROWN

Est. 1967

6 STATION ROAD,

- Three Bedroom Semi Detached • Superbly Presented Home • Great Layout • Off Street Parking • Attractive Rear Garden With Views • No Onward Chain • Oil Fired Heating • Convenient Village Location • Enquire Today For Your Personal Viewing • Video Tour Available



The Property

This classic 3 bedroom semi detached home is nestled away, close to the heart of this conveniently located village. Having been fully renovated by the current owners, this home is ideal for those looking for a property they can move straight into and with no onward chain a big attraction.

The property opens into a central hallway with stairs to the first floor and doors to the sitting room and dining kitchen. The sitting room is nice and bright with windows to the front and a log burning stove set into an inglenook style fireplace providing a cosy feel. The dining kitchen is a lovely and bright space for family time or entertaining with space for a dining table and chairs in the front bay window. The kitchen itself comprises of a range of wall and base units with a work surface over having a matching upstand and a Belfast sink with a draining board. There are integrated appliances including a Bosch electric oven and grill, a Bosch four ring electric hob with an extractor hood over and there is a dishwasher too. There are also spaces (and plumbing) for an American fridge freezer and there is a useful understairs cupboard for storage plus a central island has cupboards and a breakfast bar. Off the kitchen to the rear is a useful utility room with a range of base unit cupboards for storage, a stainless steel sink and space under a work top for a washing machine and dryer. There is also a useful boiler room and a downstairs W.C too.

To the first floor the landing opens to the three bedrooms. Bedrooms one and two are to the front, both excellent doubles with bedroom one having a built in over stairs cupboard. Bedroom three is a good size single to the rear and the house bathroom has a contemporary style including a freestanding bath, a shower enclosure with screen door and fixed and handheld shower heads, a push flush W.C and a washbasin set onto a vanity unit.

Outside

An attractive lawned frontage has a decked seating area with flower and shrub borders plus a hard standing driveway provides parking for multiple cars. There is access to the rear at the side which has a gravelled seating area with raised planters overlooking a lawned garden with planted borders providing a great space for entertaining or family time. A substantial garden shed provides useful storage too.

Location

West Tanfield is a village and civil parish in the Hambleton district of North Yorkshire. The village is situated approximately six miles north of Ripon on the A6108, which goes from Ripon to Masham and on to Wensleydale. The village has excellent amenities including a shop with post office, two public houses, tennis courts, bowling greens and a primary school with secondary schooling available in Ripon and Bedale. The village is well positioned for Ripon, Masham and Bedale, all offering a great range of amenities and junction 50 of the A1(M) is also close by for commuters.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – C

Tenure – We are advised by the vendor that the property is Freehold

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years –
No

Restrictive Covenants: The property can only be sold to a person residing in the Hambleton district. This covenant has been waived by Broadacres allowing the property to be sold to anyone.

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.

• Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

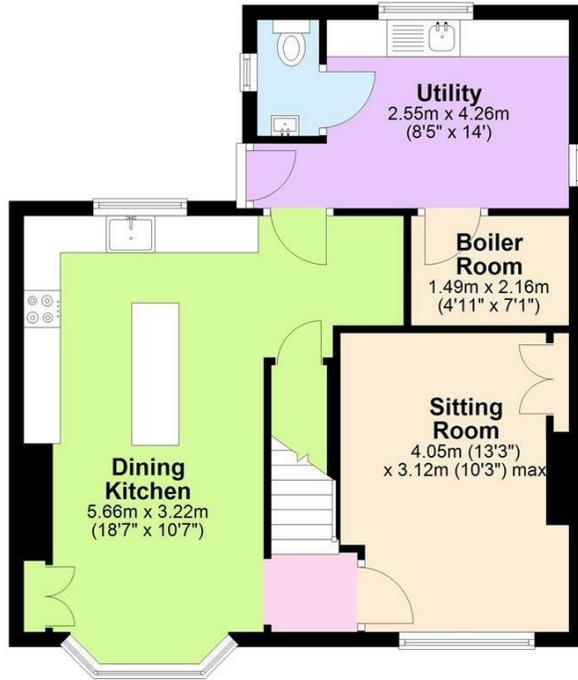
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

6 STATION ROAD,



Ground Floor

Approx. 53.7 sq. metres (577.9 sq. feet)

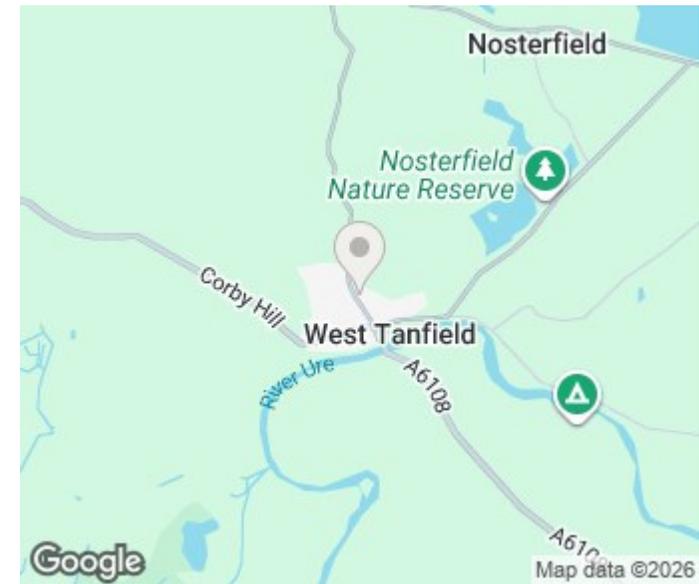


First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 95.6 sq. metres (1028.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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