



3 Chapel Lane, Marton Le Moor, Ripon HG4 5AS

Stephensons



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Guide Price £239,995

An internal inspection is essential to appreciate the style, space and quality on offer within this charming 3 bedroom period home overlooking the pretty village green of Marton Le Moor. The beautifully presented living accommodation includes an entrance porch, hallway, 19'4" long sitting room with multi-fuel stove, stylish dining kitchen, 3 bedrooms and a luxurious bathroom complemented by a lawned front garden and a delightful south facing rear garden.

Harrogate Borough Council - Tax Band B

Viewings via Boroughbridge Office 01423 324324



An entrance porch with useful utility cupboard opens into a hallway with understairs storage cupboard and doors leading off into an impressive 19'4" long dual aspect sitting room with multi fuel burning stove (2019) and a stylish 16'6" long dining kitchen featuring generous worktop space and storage, integrated touch control induction hob with oven and grill under, freestanding appliance space and double doors out into the rear garden.

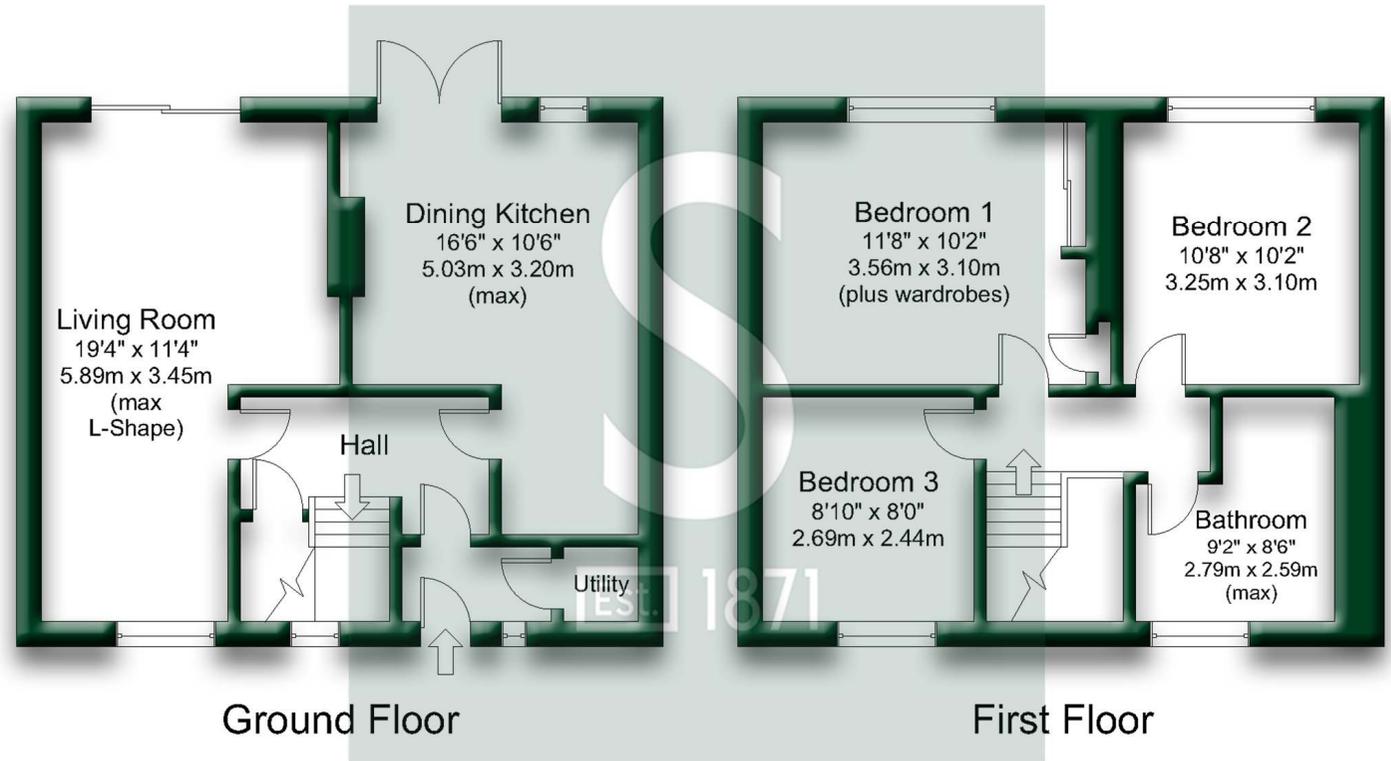
The first floor landing leads off into 2 double bedrooms (1 with fitted wardrobes), 1 further bedroom with village green views and a luxuriously appointed bathroom with compact bath, walk-in shower and heated towel rail.

Other internal features of note include slimline electric panel heating and double glazing.

Externally the front garden is mainly laid to lawn, parking is "on street" and the south facing rear garden provides a delightful low maintenance area featuring a decked seating area, base for a 12' x 8' garden shed and gated wheelie bin access to a service lane.







Not to Scale. Copyright © Apex Plans.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 c |
| 55-68 | D | | |
| 39-54 | E | 47 e | |
| 21-38 | F | | |
| 1-20 | G | | |

Services

We have been informed by the Vendor that all mains services are connected to the property except gas.

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 Haxby 01904 809900
 Knaresborough 01423 867700
 Selby 01757 706707
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 Easingwold 01347 821145
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