



Vilcea Whitegate Lane  
Marton Le Moor, Ripon, HG4 5AT  
Guide price £425,000



UNIQUE POSITION ENJOYING A SUPERB VIEW OVER LOOKING THE PRETTY, CENTRAL VILLAGE GREEN  
RECEPTION DINING ROOM, SITTING ROOM, TWO BEDROOMS BOTH WITH DOUBLE DOORS LEADING ONTO THE PRIVATE REAR GARDENS  
STUDY / BEDROOM THREE, REAR LOBBY, KITCHEN AND BATHROOM  
SCOPE TO FURTHER ENHANCE THE EXISTING BUILD NO ONWARD CHAIN

An excellent opportunity for purchasers looking for a two/ three, bedroomed home is this attractive, bungalow Situated in a unique position, enjoying a superb outlook over the pretty greens in the centre of the popular North Yorkshire village of Marton le Moor, between Ripon and Boroughbridge.



## Description

Nestled in the charming village of Marton Le Moor, Ripon, this delightful bungalow on Whitegate Lane offers a perfect blend of comfort and spacious living. With two/ three generously sized bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The Bungalow features a welcoming reception room / dining room, sitting room with a wood burning stove, providing a warm and inviting atmosphere for relaxation and entertaining. Useful rear lobby and kitchen.

The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a harmonious living environment.

With a well-appointed bathroom, morning routines will be a breeze, accommodating the needs of a busy household with ease. The property is set in a tranquil location, surrounded by picturesque countryside, making it a perfect retreat from the hustle and bustle of city life.

This bungalow not only offers ample living space but also the opportunity to enjoy the serene lifestyle that Marton Le Moor has to offer. Whether you are looking to settle down in a peaceful village or seeking a spacious family home, this property is sure to impress. Don't miss the chance to make this lovely bungalow your new home

## Location

Marton le Moor is a small village situated midway between Ripon and Boroughbridge both of which provide day to day shopping and recreational amenities and the village affords easy access to the upgraded A1 motorway network for those purchasers wishing to commute to the business centre of Leeds, Bradford and Teesside. Ripon is one of England's smallest cities and is recognised for its majestic Cathedral, central Market Square with Obelisk and has a mix of period and modern architecture. Shopping centres mainly around the Market Square, Fishergate, Westgate, North Street and Kirkgate. The main market is held on Thursdays, with the town Bellman ringing his bell at 11 a.m. announcing the official start to trading. Every night at 9 p.m. the Hornblower blows his horn which is an excellent tourist attraction. A variety of other services and recreational amenities can be found including, banks, building societies, Doctors, Dentists, Ripon Spa Baths, Leisure Centre,

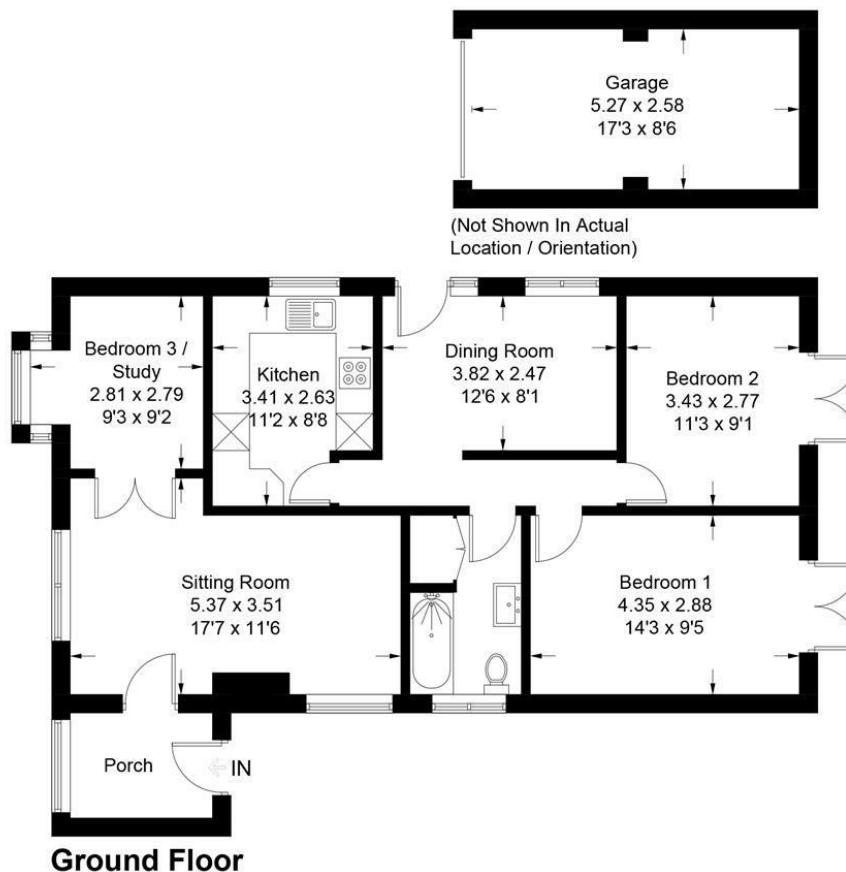
Racecourse etc along with excellent schools, notably Ripon Grammar. With the advent of the bypass Ripon is ideally placed for commuting to the major business centres of West Yorkshire and Teesside and the acclaimed A1/M1 link road makes travelling further afield more accessible.



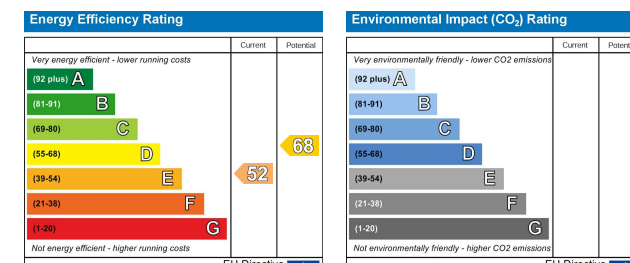


**Whitegate Lane, Marton-le-Moor, HG4 5AT**

Approximate Gross Internal Area = 82.2 sq m / 885 sq ft  
Garage = 13.8 sq m / 148 sq ft  
Total = 96 sq m / 1033 sq ft



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Pursuant to RICS Property Measurement 2nd Edition



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