



Bay House, Melmerby, Ripon, North Yorkshire, HG4 5HA

This attractive three bedroom village home provides well-presented accommodation over two floors along with attractive garden areas and car parking in a prime setting with excellent links to major commercial centres.

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Guide Price: £450,000

- Popular village location
- Well-presented accommodation
- Two reception rooms
- Dining kitchen
- Three bedrooms
- Two bath / shower rooms
- Gardens and garage



General remarks

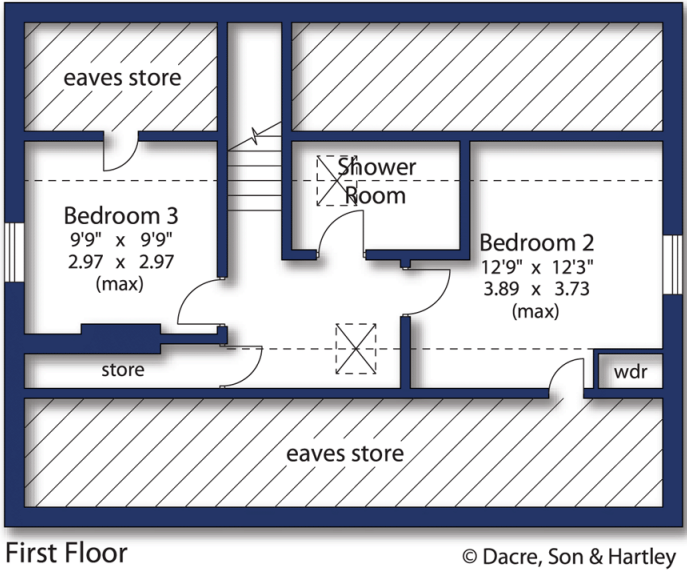
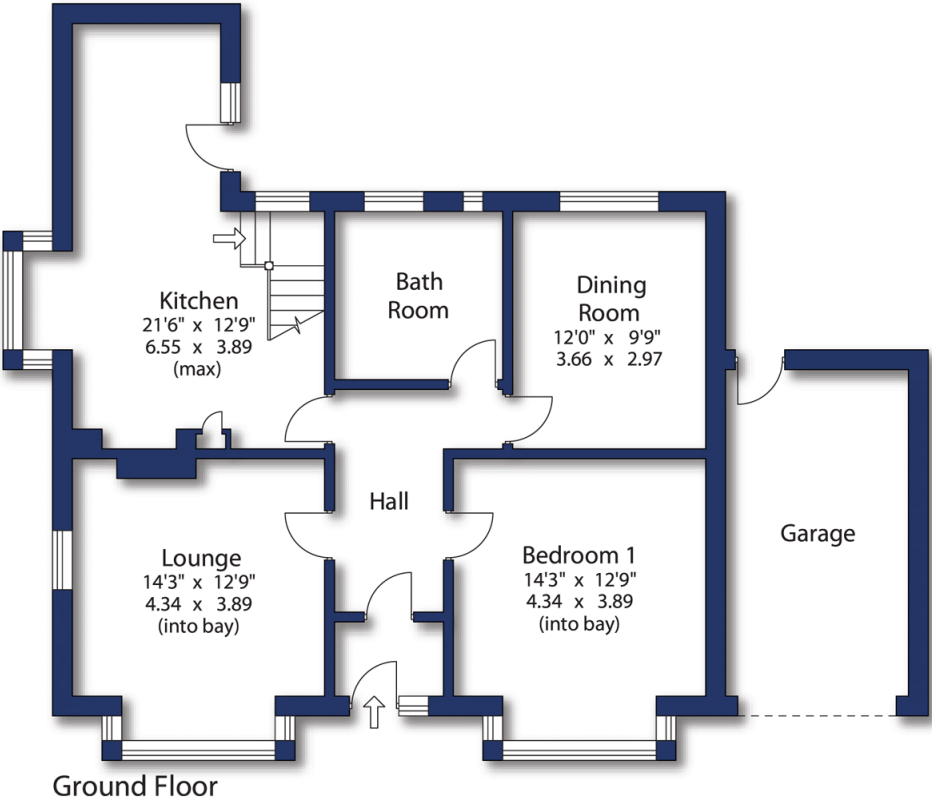
With attractive brick elevations under a clay tiled roof also benefiting from oil fired heating and double glazing, this well-designed property is ideal for a wide variety of prospective purchasers including families and those seeking to downsize into this popular village location.

A reception hall gives access to an elegant lounge and a separate dining room along with a well-appointed kitchen having a range of counter-level work surfaces and fitted cabinets. The ground floor layout is completed by a double bedroom and a house bathroom with a contemporary suite.

On the first floor there are two further double bedrooms and a separate shower room making this an ideal base for family, visitors or growing teenagers.

A gravelled driveway provides excellent car parking for cars and other vehicles in addition to which there are ornamental lawns with well-stocked borders. The rear gardens are again predominantly laid to lawns with seating areas also accommodating the tank for oil heating purposes, and there is an outside water tap and light. Finally there is a useful range of brick built storerooms also accommodating a wood store and an attached brick garage with up and over door.

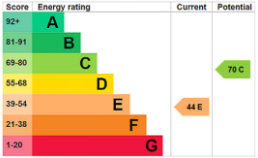
Floorplans



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 Dacres Surveys
Call for a quote
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Contact us



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Directions

What3Words [campfires.coasting.sugar](https://www.what3words.com/)

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. Heating is oil fired.
- Driveway parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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