



3 Hazel Close, Grewelthorpe, Ripon, HG4 3BL

Situated in the sought-after village of Grewelthorpe, this deceptively spacious detached stone-built home offers versatile accommodations and excellent scope for modernisation. With generous proportions throughout, attractive gardens and a garage, it presents a superb opportunity to create a stylish family home tailored to your taste.

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3 Hazel Close, Grewelthorpe, Ripon, North Yorkshire, HG4 3BL

Guide Price: £435,000

- Deceptively spacious detached stone-built home
- Three well-proportioned bedrooms, including a principal with en-suite
- Versatile layout with excellent potential to modernise and personalise
- Garage plus attractive front and rear gardens
- Sought-after village location



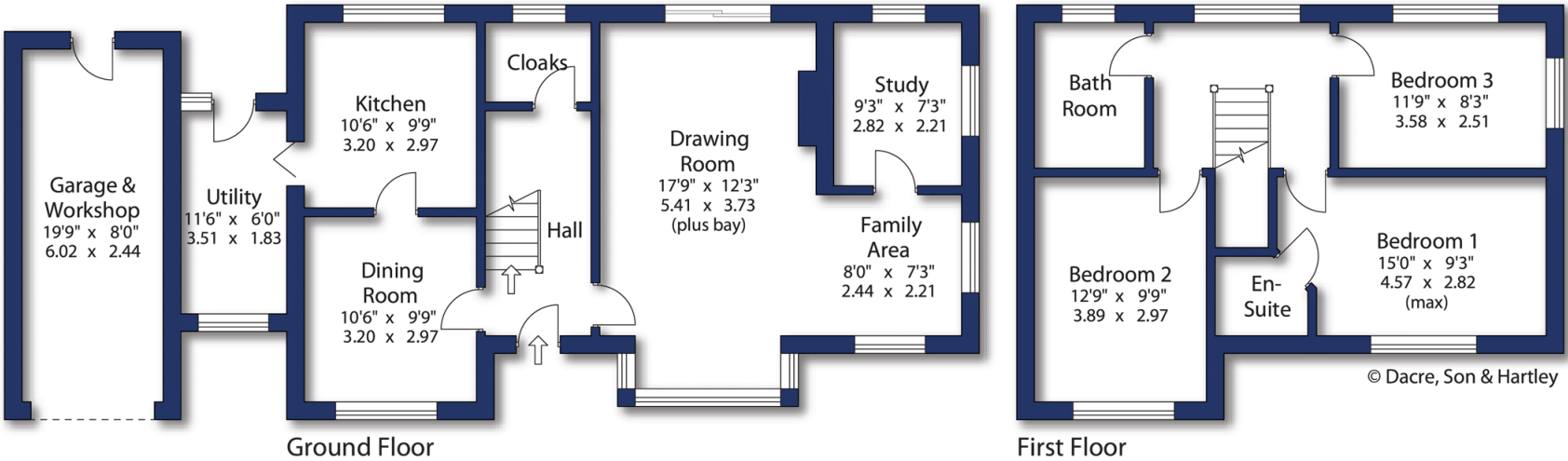
General remarks

Situated in the village of Grewelthorpe, this three-bedroom detached stone-built property offers generous living accommodation and excellent potential for modernisation. A welcoming entrance hall leads into a spacious living room, with a separate snug area and home office providing versatile space for modern family life. To the rear, a large conservatory enjoys views over the garden, while the dining room connects well with the well-stocked kitchen and useful utility room beyond, along with a downstairs WC.

To the first floor are three double bedrooms, including a principal bedroom with en-suite facilities, together with the house bathroom. Externally, the property benefits from off-road

parking, a garage, a well-stocked front garden and a small rear garden. With its attractive stone construction, spacious layout and scope to update and personalise, this is a wonderful opportunity to create a superb family home.

Floorplans





Mortgage
Advice Bureau

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Dacres Surveys

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Contact us



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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electric, water and drainage. Domestic heating is oil
- Off road parking and garage

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](#)

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.

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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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