

**D**avis  
**L**und

Marton Le Moor  
Ripon  
North Yorkshire  
HG4 5AS

Guide Price £297,000





## **Accommodation**

Located in the highly sought after village of Marton Le Moor, this charming three bedroom cottage enjoys a lovely setting overlooking the village green, whilst revealing a meticulously maintained and generously proportioned interior.

On the ground floor, the main entrance door leads into an entrance porch, with a cupboard providing space and plumbing for a washing machine. The inner hallway offers stairs rising to the first floor and under stairs storage, whilst also giving access to the great size double aspect living room, with a pretty fireplace and multi-fuel stove. The kitchen/diner completes the ground floor layout, fitted with an extensive range of units and offering a large amount of preparation space, whilst double doors lead to the rear garden. To the first floor there is a landing with loft access hatch, three good size bedrooms (one with fitted wardrobes and airing cupboard) and the house bathroom, fitted with a white suite and separate shower cubicle.

Stepping outside, there is lawned garden to the front of the cottage, with a gate and pathway leading to the front door. To the rear of the property, there is a further enclosed garden, this time designed for ease of maintenance, being a mix of gravel and decking. The garden proves a sun trap, offering a large storage shed and gated access from the rear. On street parking is available on a first come, first served basis.

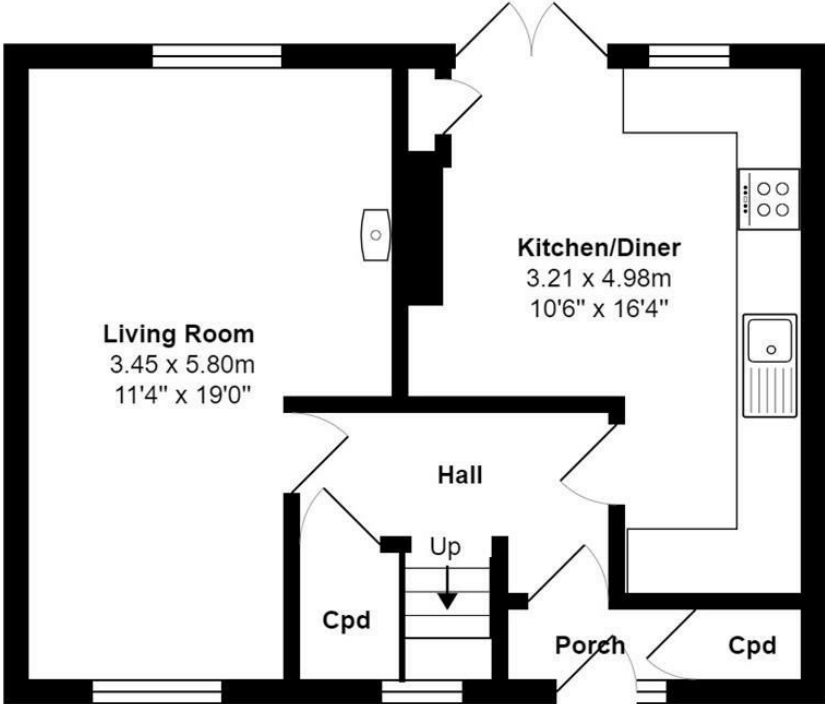
Situated in the highly regarded and picturesque North Yorkshire village of Marton Le Moor, the property offers ease of access to Ripon and Boroughbridge, whilst the location is also ideal for commuters, with the A1M and A19 easily accessible.

Properties in Marton Le Moor are rare to market and an early viewing is advised on this lovely home, which really does demand an internal inspection.

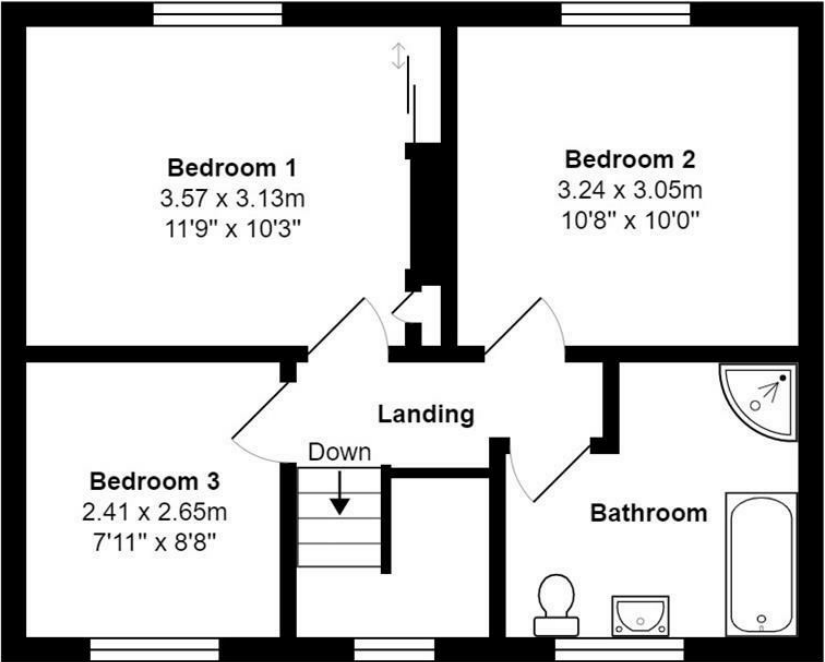




Floorplan



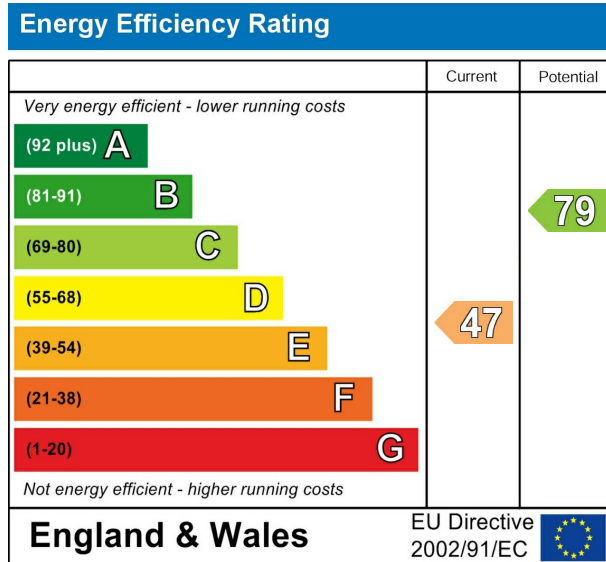
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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