



6 BRIDGE VIEW

West Tanfield, Near Ripon

Carter Jonas

6 BRIDGE VIEW, WEST TANFIELD, HG4 5JL

Ripon – 6 miles
Masham – 3½ miles
Bedale – 8 miles

Reception hall · Cloakroom · Sitting room · Dining room
Kitchen · Rear porch · First floor landing · 3 bedrooms
House bathroom · Private driveway providing parking for several vehicles · Lawned garden to the front
Further good sized garden to the rear with a range of outbuildings · Attractive open outlook

6 Bridge View occupies a central position in the village and is within walking distance of all amenities including a post office/general store, memorial hall, 2 popular public houses, St Nicholas Church and the Grade I listed Marmion Tower, a 15th Century gatehouse in the care of English Heritage. More extensive everyday facilities are available in Masham and Ripon – both of which are within easy driving distance. The A1(M) is within about 5 miles and provides good access for commuters.

6 Bridge View is an attractive end of terrace property which formed part of a row of cottages constructed in 1934. It provides well proportioned accommodation extending to about 1,135 sqft (105 sqm) of living space including a reception hall, cloakroom, sitting room, dining room and a kitchen with an entrance porch to the rear. On the first floor there are 3 good sized bedrooms and a house bathroom.

Outside, there is a long private driveway providing parking for several vehicles, an attractive lawned garden to the front with deep borders and an additional good sized garden to the rear with a useful range of timber outbuildings. The property also enjoys a lovely open outlook to the front.

AN ATTRACTIVE STONE FRONTED END OF TERRACE PROPERTY PROVIDING WELL PROPORTIONED 3 BEDROOM ACCOMMODATION, WITH GOOD SIZED GARDENS TO THE FRONT AND REAR, PRIVATE DRIVE AND AN ATTRACTIVE OUTLOOK TO THE FRONT, SITUATED IN THE HEART OF THIS PRETTY AND WELL SERVICED VILLAGE, BETWEEN RIPON AND MASHAM AND ON THE EDGE OF THE YORKSHIRE DALES AND VALE OF YORK.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

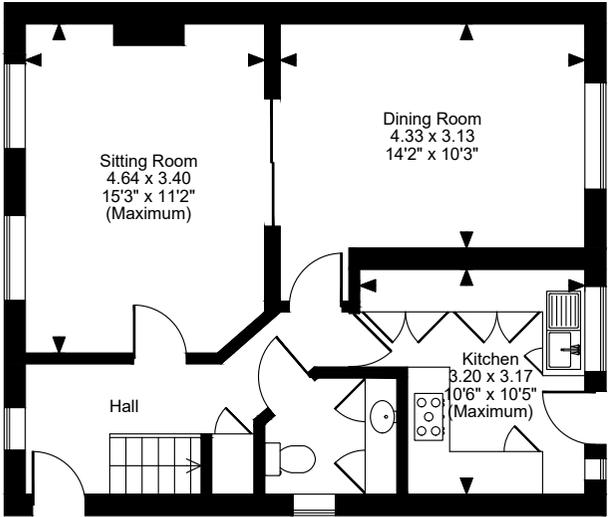
Services: Mains water, electricity and drainage are installed. Central heating is provided by an oil fired boiler.

Viewing: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

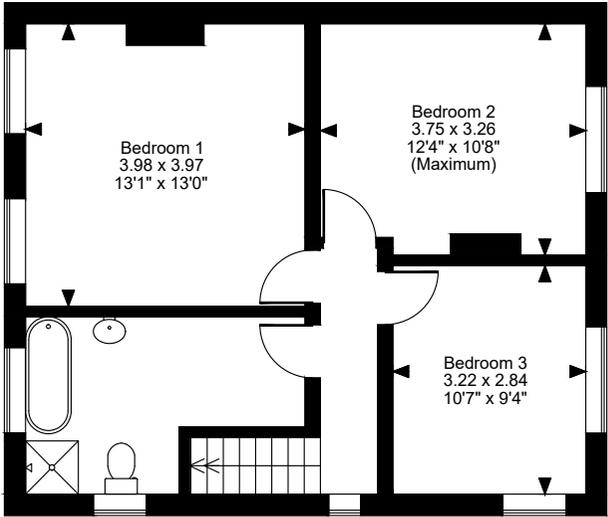
Directions - Postcode HG4 5JL: On entering the village from Ripon, proceed over the bridge, passing The Bull Inn on the left. At the roundabout proceed straight on. Continue for a short distance and take the first right turning. 6 Bridge View is the last property down the lane on the left.



6 Bridge View, West Tanfield
 Approximate Gross Internal Area
 1,135 sq ft / 105 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk
 Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

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