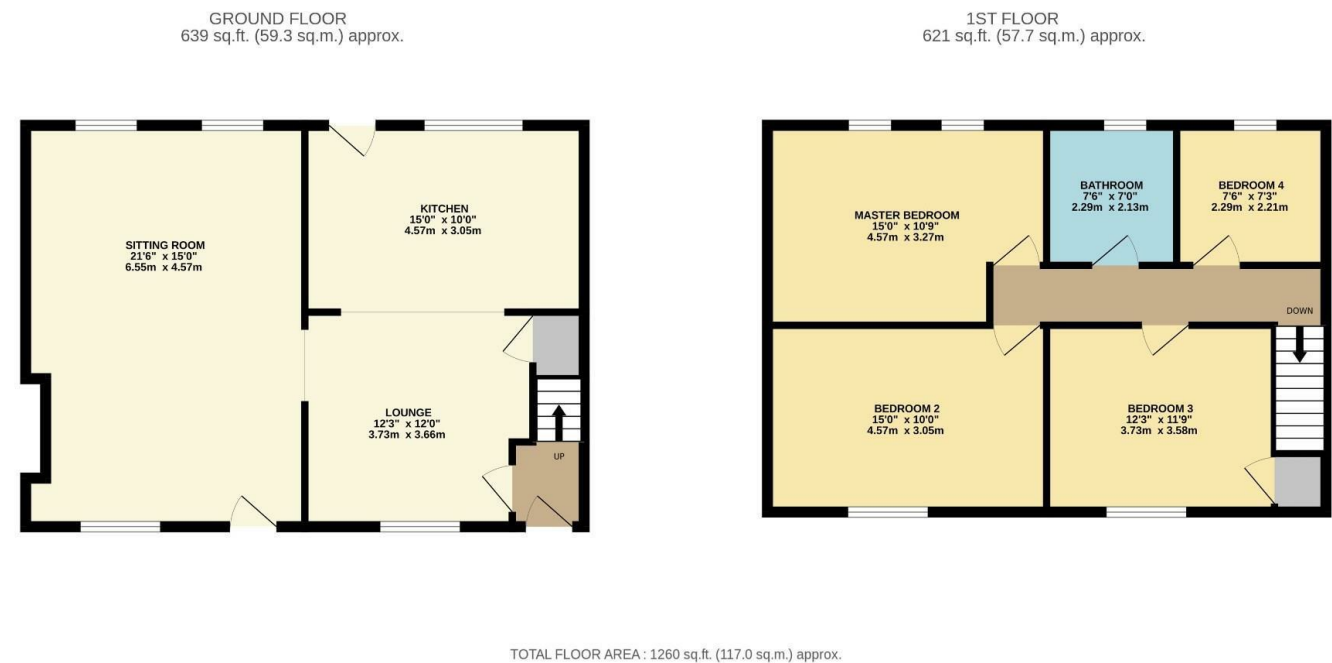
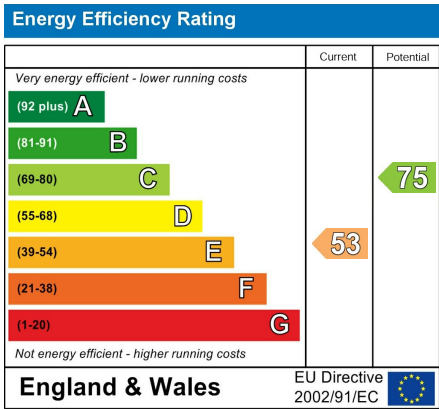


Floor Plan



Energy Performance Certificate



Directions

From the village of Ripley proceed towards Burnt Yates, and take a right turning down Pye Lane toward Shaw Mills. Proceed into the village over the bridge then immediately turn turn left up Town Street. Continue along the road and follow the road left passing some more properties and the property is easily found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band    Tenure Freehold

**Agents Notes**  
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Offers In The Region Of £425,000

5 High Mill Shaw Mills, Harrogate, HG3 3HY

4 Bedroom Cottage - Semi Detached

Originally built as two separate cottages this is a rare opportunity to acquire a four bedroomed period semi-detached cottage, offering spacious living accommodation which in need of updating throughout with fantastic potential to create a family home or to convert back into two cottages for a development opportunity located in a peaceful countryside setting. NO ONWARD CHAIN.



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Description

With oil fired central heating the accommodation includes entrance porch leading into the open plan dining kitchen which also has a sitting area. The kitchen itself includes electric cooker, space for a fridge freezer, and plumbing for a washing machine, there is also a useful understaff storage cupboard. As you look at fireplace to the right hand side is the opening into the spacious dual aspect lounge with feature fireplace.

On the first floor, the landing leads to the master bedroom, second and third double bedrooms, a good sized fourth bedroom and a bathroom with shower over the w/c and hand basin.

Outside the front of the property with a countryside views there is a stone wall and iron railings which surrounds the lawn and flowerbeds. The the side is a pathway that leads around to the rear of the property where there is a right access via foot for the neighbouring properties but also leads you to the back garden where there is a hard standing which offers potential to create a pleasant setting area. There is an unrestricted parking area opposite, however there is potential to create a parking space to the left of property.

Nearby Ripley offers a public house, shop and a bus route to Harrogate, Ripon and Leeds. It's car park is also a destination for drop off and collection for some of the top public preparatory schools in the area. Birstwith is a 5 minute drive away and offers a medical centre, public house, award winning shop, Primary school, Post Office and also cricket and tennis clubs.

