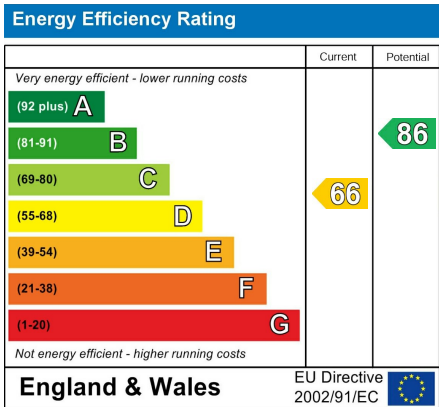


Floor Plan



Energy Performance Certificate



Directions

Proceed into Ripley and in the heart of the village turn onto Orchard Lane where the property is easily found on the right hand side clearly marked by a Hopkinsons for sale board.

Council Tax Band E 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.



£425,000

Pear Tree Cottage, 18 Orchard Lane, Ripley, Harrogate, HG3 3AT 3 Bedroom House - Terraced

Pear Tree Cottage is a delightful inner stone faced three bedroom cottage with 2 private parking spaces that is located in this popular historic village. No chain involved.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



Description

With gas central heating this charming cottage features a covered entrance, lounge, fitted kitchen with a valiant central heating boiler, 4 ring gas hob with extractor fan, electric oven and space and plumbing for washing machine and dryer. There is a rear entrance lobby with useful storage areas.

At first floor there are three bedrooms (two with fitted wardrobes). There is an updated luxury bathroom with shower over a shower style bath.

Outside to the rear of the property there is an enclosed flagged courtyard garden with a gate that provides access to a useful store 10ft x 8ft with electric light. There is a parking space to the end of the terrace and an additional parking space under a carport. Shaped front lawn.

Ripley is a delightful historic village with a Castle, shop, butcher and public house. The Village also offers a child's play area, primary school, Church, village shop, Ripley famous ice cream, tea rooms, cricket club, Hotel Du vin (star Club) where many activities take place in the hall. There are many walks straight from your front door into stunning country side, ideal for dog walking and relaxing.

Ripley has the added benefit of the 36 bus every 30 mins to Ripon, Harrogate and Leeds.

