



2 MARTON MEADOW
Marton le Moor, Ripon

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Marton Le Moor, Ripon, HG4 5FF

A stunning four bedroom semi detached home being one of five on this exclusive development in the popular village of Marton le Moor. Constructed to an extremely high standard by renowned local builders AJ Hawkridge, this eco friendly home will generate a high degree of interest.

ACCOMMODATION

Superb recently constructed family home
Four double bedrooms, two bathrooms
Impressive living accommodation and large dining kitchen
High eco-friendly specification
Popular convenient village location
Bespoke development
Air source heating
Fantastic accessibility for commuting



GSC GRAYS

PROPERTY • ESTATES • LAND

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2 Marton Meadows

Being one of five on this exclusive development, 2 Marton Meadows has been constructed to an extremely high calibre. Traditionally constructed with attractive external design this home benefits from air source heating and high specification double glazing. There is underfloor heating throughout the ground floor and this is complemented in the sitting room by the wood burning stove. The kitchen has been designed and supplied by David Charles and includes a wide range of integrated appliances along with a super dining area and patio doors leading to the attractive rear garden area. Overall the property cannot fail to impress and briefly comprises.

To the Ground Floor, Hallway leading to cloakroom/w.c, full length sitting room with patio doors off, fantastic dining kitchen and utility room.

To the First Floor the principal large double bedroom leads to an ensuite shower room. There are three further double bedrooms, two with fitted wardrobes and the delightful house bathroom.





Outside

To the front of the property is a lawned garden with traditional wrought iron railings and path to the front door. There is a block paved driveway providing parking for a number of vehicles and this leads to the attached garage. The garage has the benefit of an electric charging point and has a pedestrian access to the rear garden. This area has been landscaped by the current owners who have cleverly extended the patio creating a super entertaining space and extension to the home. To the rear of the garden is a further patio and pergola over. perfect for enjoying an evening drink in the summer months.

The Appeal of our Home - The Owners Insight

Its a fab house -got all our tick boxes! The garden is flat and the sun shines in it all day long as its south facing, we love it. Not to mention the cheap bills as the house is so energy efficient. Its a great village to live in and very friendly, we have loved our time here. The house is a blank canvas and we love how well it has been built by a local builder. Every detail has been thought about including the eco heating system, the wall insulation and the electric charging point on the drive.



Situation and Amenities

2 Marton Meadows is positioned on the edge of this picturesque North Yorkshire village, well placed for access to the neighbouring market towns of Boroughbridge (4 miles to the south) and Thirsk (10 miles to the north east) and the Cathedral City of Ripon (5 miles to the west). For the commuter, the A1(M) is nearby and provides access to Leeds, York, Harrogate and Teesside. Mainline rail stations in Thirsk and Northallerton provide direct links to London Kings Cross as well as offering services to Leeds and York.

Services and Tenure

Freehold.

Mains electricity, water, drainage and heating via Air source Heat Pump.

Viewings

Strictly by appointment with GSC Grays 01423 590500

What3Words

///waddle.appealed.drumbeat

Photographs and Brochure

The photographs were taken and brochure prepared November 2024

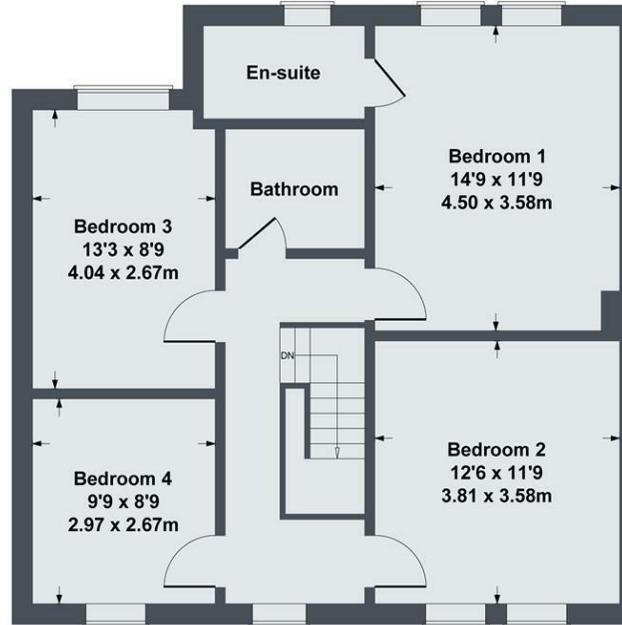
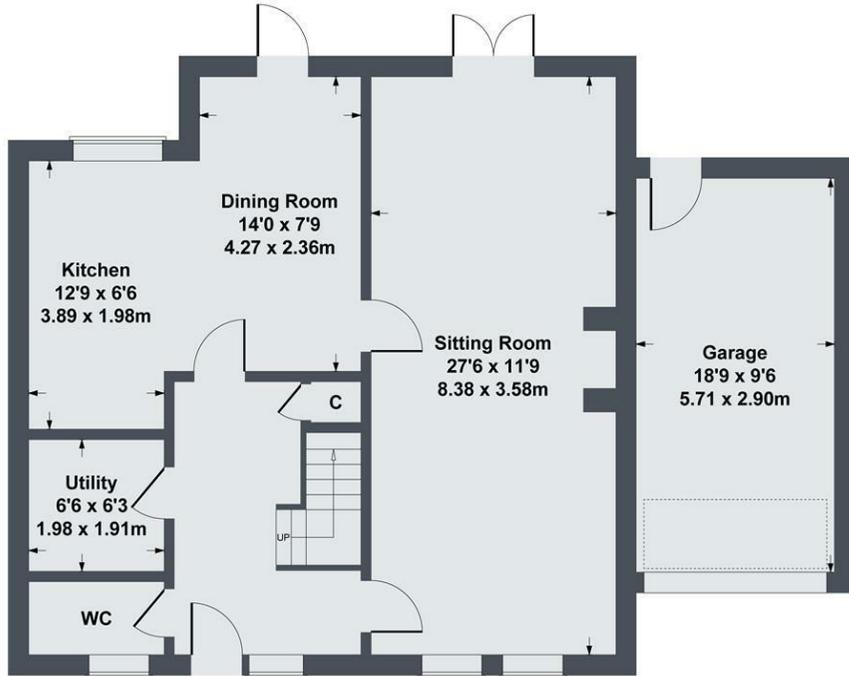
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

2 Marton Meadow

Approximate Gross Internal Area
1679 sq ft - 156 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

