

2 GREENFIELDS

Ripon, HG4 4AH

A well-presented, semi-detached home with views over open fields to the rear.

ACCOMMODATION

Tucked away in a highly-regarded and sought-after village, this superb, two bedroom property offers good-sized accommodation which has been well-maintained and benefits from ample storage, two reception rooms and two good-sized double bedrooms.

Externally, there is private parking and a generous garden to the rear with an open aspect.

The property has good access to an array of walks and open countryside and is only a short drive from the Yorkshire Dales National Park. There are also good commuting links including the A1(M).



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL 01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK





Situation and Amenities

Thornton Watlass is a rural village situated midway between the market towns of Bedale and Masham, which provide a variety of shops, amenities and leisure facilities. The village itself has a public house, church and primary school with further schools in Bedale, Masham, Leyburn and Ripon, with local bus connections.

The nearby market town of Bedale offers a good range of amenities including a wide variety of independent and national shops, several public houses, restaurants, a GP practice, sports clubs and a supermarket. There are also various schooling options at nursery, primary and secondary levels, as well as private education facilities available in the area, notably Queen Mary's School, Queen Ethelburga's College, Aysgarth School at Newton le Willows and Ripon Grammar School.

Bedale (3.1 miles), Masham (4.5 miles), Leyburn (9.5 miles), Ripon (12 miles), Richmond (12.6 miles). Access to the A1 for both North & South is at Leeming Bar (5 miles). Main Line train services are available from Northallerton & Darlington with airports at Teesside International Airport, Newcastle & Leeds/Bradford. Please note that all distances are approximate.















Accommodation

The front door leads into an entrance hall with timber flooring, a staircase to the first floor and doors to the kitchen, living room and a ground floor w.c.

The kitchen has a good range of cream-fronted units, a Neff extractor fan and space for free-standing white goods as well as a sink and a window overlooking the front garden.

The living room has ample space for dining and seating areas, cornicing detail and a window overlooking the rear garden as well as double doors leading into the garden room. The garden room has windows to three sides and patio doors leading outside.





To the first floor, there is a half landing, whilst the main landing provides access to the two bedrooms and the house bathroom. There is also a useful airing cupboard and a window to the front.

There are two good-sized double bedrooms, one overlooking the front garden and the other to the rear. The house bathroom has a neutral white suite with a separate shower and bath.

Gardens

The property is approached by a shared drive with the adjacent property and has private parking to the front. There is a discretely-screened oil tank and a stone-paved pathway leading up to the front door and around to the rear.

The rear garden is a triangular shape and has fenced and walled boundaries. There are gravelled and stone-paved pathways, a patio seating area adjacent to the garden room, a good-sized lawn and a gravelled area with some mature shrubs. There is also a mature tree.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Services & Other Information

Oil-fired central heating, mains water, mains electric and mains drainage.

We understand there is a right of access over the shared entrance to the driveway which is shared with No.1 Greenfields. We understand the driveway is owned by No.1 Greenfields and there is a right of way in favour of No.2 to gain access to their parking and property.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

North Yorkshire Council. Council tax band C.

Particulars and Photographs

Particulars prepared and photographs taken November 2025.

2 Greenfields, Thornton Watlass

Approximate Gross Internal Area 958 sq ft - 89 sq m Garden Room 11'7 x 9'7 3.52 x 2.93m Living Room Bedroom 1 20'1 x 10'1 12'10 x 10'1 6.12 x 3.07m 3.90 x 3.08m Bedroom 2 Kitchen 10'2 x 9'3 10'2 x 8'10 3.10 x 2.70m 3.10 x 2.81m **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.

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