



INGERTHORPE HOUSE
Markington, Near Harrogate

Carter Jonas

INGERTHORPE HOUSE, MARKINGTON, HG3 3PQ

Harrogate - 8 miles

Ripon - 5 miles

Pateley Bridge - 11 miles

Hall • Sitting room • Dining room • Kitchen • Cloakroom/laundry room • Landing • Principal bedroom with an en suite shower room • Three additional bedrooms • House bathroom • Range of outbuildings including a garage, boiler room and a workshop • Parking to front • Easily manageable south west facing courtyard garden to the rear

Ingerthorpe is a rural hamlet, situated just under a mile to the north east of Markington and within easy access to the A61 which runs between Harrogate and Ripon. Markington village has a range of facilities including a primary school, general store/post office, church, village hall and a pub serving traditional ales and home cooked food. Local sports facilities include a football and cricket pitch. A more extensive range of everyday facilities are available in Ripon and Harrogate.

Ingerthorpe House is an attractive semi detached period cottage providing well planned accommodation of significant charm and character. The accommodation is arranged over two floors and includes an entrance hall, sitting room, dining room, kitchen and a cloakroom/utility room.

On the first floor is the principal bedroom which has an en suite shower room, together with three additional bedrooms and a house bathroom.

Outside, there is an area for off street parking, a range of outbuildings including a garage, biomass boiler room and a workshop and a small, private south west facing courtyard garden to the rear.

A CHARMING 4 BEDROOM SEMI DETACHED COTTAGE PROVIDING WELL PROPORTIONED ACCOMMODATION OF MUCH CHARM AND CHARACTER, SITUATED WITHIN THE HAMLET OF INGERTHORPE, JUST UNDER A MILE FROM MARKINGTON VILLAGE AND CONVENIENTLY LOCATED BETWEEN HARROGATE AND RIPON.



ADDITIONAL INFORMATION

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

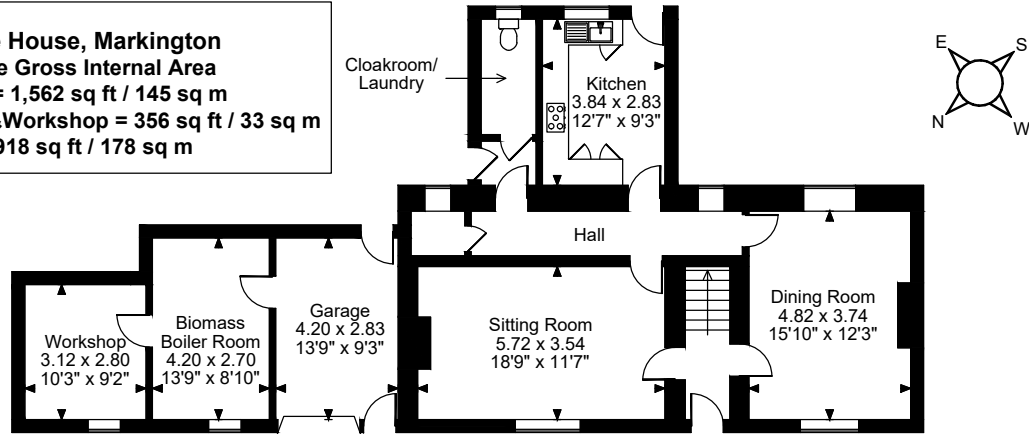
Services: We are advised that mains water, electricity and drainage are installed. Central heating is provided by a Biomass boiler.

Viewings: Strictly by appointment through Carter Jonas - 01423 523423.

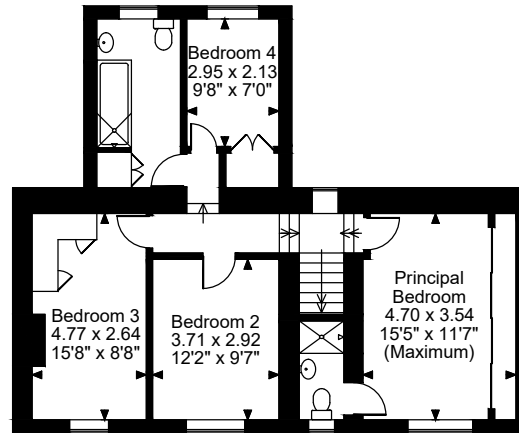
Directions - HG3 3PQ: From Harrogate proceed on the A61 towards Ripon. At the Bishop Monkton cross roads, by the garden centre, turn left into Thwaites Lane. Proceed along Thwaites Lane for approximately a mile, where Ingerthorpe House can be found on your left, just before a tight left hand bend.



Ingerthorpe House, Markington
Approximate Gross Internal Area
Main House = 1,562 sq ft / 145 sq m
Garage, Boiler Room&Workshop = 356 sq ft / 33 sq m
Total = 1,918 sq ft / 178 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.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8541859/CHC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Harrogate 01423 523423

Harrogate@carterjonas.co.uk

Regent House, Albert St, Harrogate HG1 1JX

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE