



Darnborough Gate, Ripon, HG4 2TF

£349,950 NO CHAIN



01765 608203
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A rare opportunity in the current market, this beautifully presented modern home combines turn-key comfort with life-ready style and occupies an excellent position on this prestigious development where you can enjoy a stroll into Ripon or walks into the surrounding countryside.

SOLO SAY: Diligently upgraded with a carefully considered and tasteful raft of improvements, the owner has created a practical and versatile home with an emphasis placed squarely on style and comfort, perfect for the modern lifestyle. The flexible and generously proportioned accommodation is complemented by the rare attribute of a wonderful balcony for those keen on fresh air, catching the evening sunshine in the summer or stargazing for the more contemplative... There is also a low maintenance 'grill and chill' garden with a large under-cover area, ensuring this is the perfect venue for all occasions.

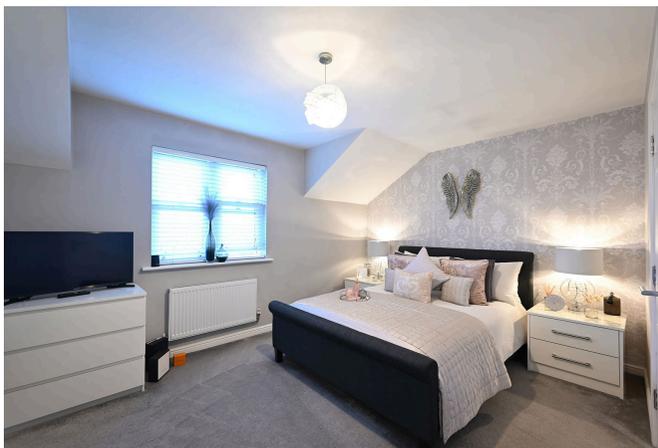
The property benefits from double glazing throughout, gas central heating and an integral garage. Set in one of Ripon's most exclusive addresses and conveniently placed for a host of first class amenities this property delivers on every front and we strongly recommend a personal viewing. No Chain.





Starting in the welcoming entrance hall, your eyes are immediately drawn to the family sized kitchen at the rear. This sociable, living and dining kitchen features an attractive range of units with appliances together with plenty of workspace and storage. The generous proportions allow ample space for a dining table and/or sofa and double doors connect with the patio outside providing the sought-after indoor/outdoor living vibe. There is also a downstairs toilet and a useful cupboard under the stairs.

On the first floor, the restful sitting room provides the ideal space for de-stressing and relaxation, with the option of stepping out onto your full-width balcony. This floor also provides the third bedroom and an immaculately appointed bathroom. The second floor reveals a tranquil master bedroom, fitted with a full width range of wardrobes and boasting a luxuriously specified en-suite shower room. A further double bedroom completes the tour with fitted wardrobes and a pleasant aspect to the front.



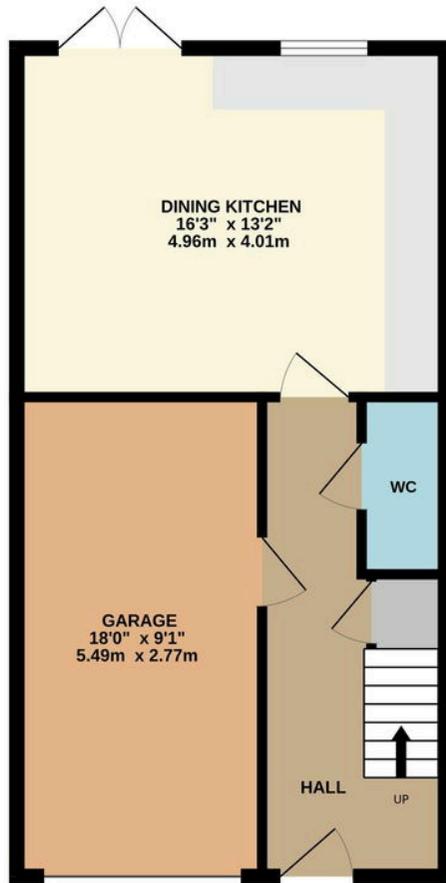
The rear garden is a great place to relax or entertain guests having been thoughtfully designed to maximise the space and provide ease of maintenance. A paved sitting area leads to a substantial timber garden structure with excellent potential for a wide range of uses. A block paved driveway provides off-street parking at the front.

In stark contrast to many areas of modern housing, the exclusive development of the Ripon's former college offers the distinct advantage of green open spaces and woodland.

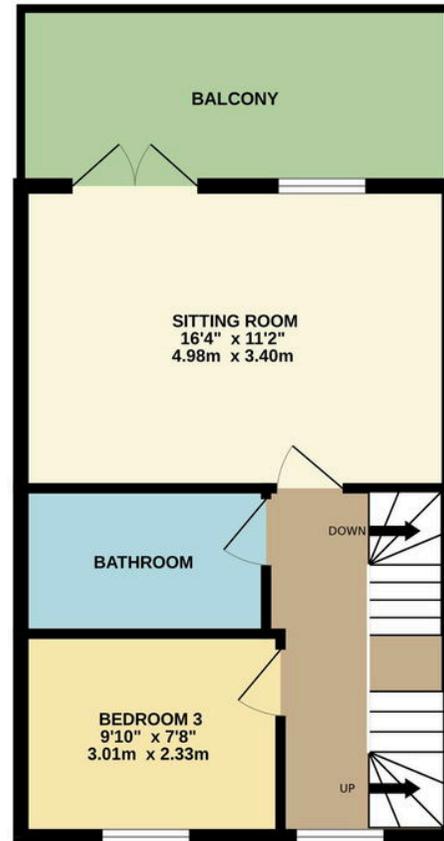
The centre of Ripon is a pleasant and brief stroll away and offers a wide range of independent shops and cafés together with a host of other amenities, including a Booths supermarket, situated around the picturesque market place.

The property is ideally placed for families as there are excellent schools for all ages within close proximity and Ripon offers a choice of sporting and leisure facilities together with footpaths to the most of the surrounding countryside.

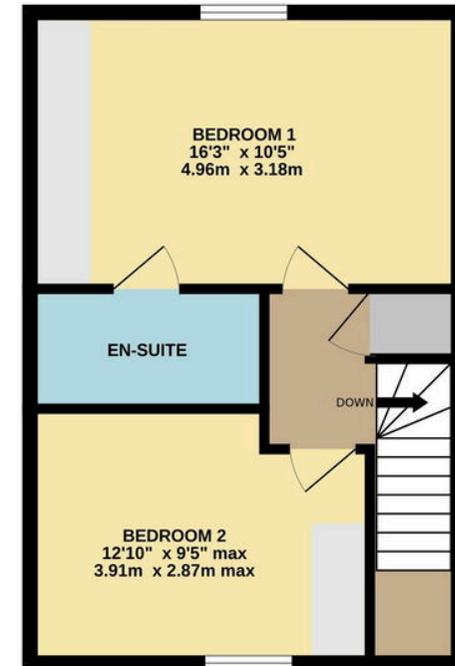




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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