



HEWETSON & JOHNSON



THE GARDEN HOUSE

College Road, Ripon, HG4 2HD

www.hewetsonandjohnson.co.uk

LOCATION

Ripon

Ripon is a thriving city in North Yorkshire noted for its medieval cathedral. The city has grown up around the market place, which has provided a focus for its townsfolk over the years. A short distance away is Studly Royal Park and Fountains Abbey which is a UNESCO World Heritage Site, situated on the fringes of the Yorkshire Dales National Park.

The City offers excellent amenities including restaurants, supermarkets, a race-course, and a cinema. Booths is a high-end supermarket unique to Northern England which champions local produce and suppliers, and conveniently is only a third of a mile walk away.

Ripon Grammar School was rated outstanding by Ofsted and has been a strong factor for families moving to the area for many years. The state secondary alternative is Outwood Academy Ripon, also deemed outstanding (2016). At

primary level, St Wilfrid's RC is rated outstanding (2017); Ripon Cathedral Church of England Primary School, below the cathedral, is good, as are Holy Trinity CofE and Moorside.

The Times included Ripon in its Best Places to Live in the UK 2020 describing it as a "...mini city, which has added an arthouse cinema to its roster of good schools and old-fashioned shops."

Despite its scenic surroundings, Ripon is conveniently located for the A1(M) (4.3 miles) and Harrogate is just 11 miles to the south. Thirsk train station (11 miles) has regular, direct services to London Kings Cross making the journey in about 2 hours 10 minutes, as well as to York, Manchester, and Leeds. Leeds Bradford Airport is 23 miles away.



THE HOUSE

The Garden House is a fabulous home to be finished to an exacting standard. Whilst benefiting from all the conveniences of a modern build, the owners have been keen to incorporate traditional architectural details creating an aesthetically pleasing house with well-planned accommodation.

The ground floor includes an entrance hall leading to the generous sitting room with a bay window and a kitchen/living room with doors onto the garden. There are double doors connecting the two rooms, creating the kind of open plan space ideal for entertaining. In addition, there is an integral garage and a WC.

To the first floor there are 3 bedrooms and a house bathroom, the master suite includes a walk in wardrobe and en suite shower room.

The development is privately located behind electric gates. The house itself has a parking area to the front and integral garage. Being the end plot the house has a larger garden than its neighbour.



"The Garden House as the name suggests has a large plot with garden on three sides and a terrace accessed from the kitchen living room. University Gardens is a quality development in a popular city with easy access to the A1(M)."

Hewetson and Johnson

THE DEVELOPMENT

The Old Lecture Building Development consists of eight "townhouse" conversions and five new build houses. Originally the existing building was Ripon Girls High School opened in 1909, which was eventually merged with Ripon Grammar in 1962. This is a heritage site of local importance and part of the Ripon Conservation Area.

If you would like to register your interest in the development as a whole, please contact Hewetson and Johnson for further release dates. It is anticipated completion of the project will be Spring 2024.

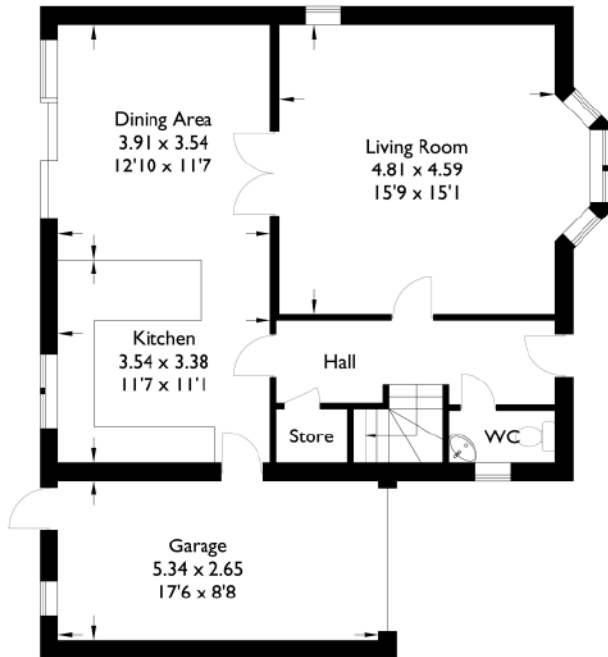
The developer is a well-known local operator specialising in small to mid-size developments in the area. They have a strong track record delivering quality homes across North Yorkshire.

The Garden House, University Gardens

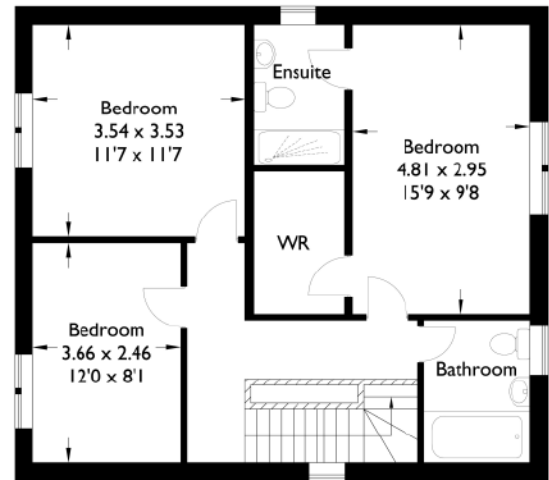
Approximate Gross Internal Area : 121.73 sq m / 1310.29 sq ft

Garage : 14.17 sq m / 152.52 sq ft

Total : 135.9 sq m / 1462.81 sq ft



Ground Floor



First Floor

TENURE

Freehold

SERVICES

Mains Drainage, electricity, and water. Heating and hot water will be provided by an air source heat pump.

ESTATE MANAGEMENT

There will be a management company to cover the maintenance of any common parts.

BUILDING WARRANTIES

The house will benefit from a 10 year ICW Building Warranty.

PURCHASING PROCESS

The sellers will require financial references prior to any reservation. Reservations will be subject to a deposit, the terms to be agreed between both parties.

EPC

Predicted Energy Efficiency Rating "C"

LOCAL AUTHORITY

North Yorkshire Council

IMAGES

Please note the images of the property in this brochure are computer generated and may be subject to change. Buyers should visit the site and clarify any specific points arising with the developers' agents. The front Image shows 2 identical houses, The Evergreens is the right hand house.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.