



FOUR GABLES LITTLETHORPE LANE
Littlethorpe, Ripon



FOUR GABLES LITTLETHORPE LANE

Ripon, HG4 3LG

An individual detached home positioned centrally in the popular village of Littlethorpe and within Ripon Grammar School catchment area. Immaculately presented throughout and offering four bedrooms and three bathrooms with gardens and double garage. Perfect for downsizers and families alike.

ACCOMMODATION

Individual detached home
Popular village location in Ripon Grammar catchment area
Immaculate throughout with replaced kitchen and bathrooms
Beautifully decorated
Perfect for families and downsizers
Future proofed with ground floor bedroom suite
Gardens to front and rear
Large gated driveway and detached double garage.



15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Four Gables

Four Gables is a stunning property that has been enhanced and updated throughout to an extremely high standard. The home offers show home standard accommodation which will suit a variety of purchasers from families to downsizers and multi-generational buyers.

With four bedrooms and three beautiful bathrooms, the property has the added benefit of a stunning refitted kitchen.

Immaculately presented throughout the property comprises:

To the first floor: Entrance hall, cloakroom/w.c, refitted kitchen/diner, utility room, dining room with stairs off, through to sitting room, snug/office, ground floor bedroom suite with ensuite bathroom.

To the first floor: Landing leading to the master bedroom and generous ensuite bathroom, two further double bedrooms with built in storage and the stunning house bathroom.





The Appeal of our Home - The Owners Insight

Littlethorpe is a lovely quiet village and we have many beautiful walks on our doorstep including Ripon wetlands and canal. We love the south-facing back garden. The house is individually designed and is unique to the village.

Outside

The property is approached through wrought iron electric gates and leads to the gravelled driveway with parking for numerous vehicles. There is a detached double garage with electric roller doors. This space has the potential to be converted to additional accommodation subject to planning. There is a large lawn and mature borders to the front. The rear garden is a joy. South facing, this quiet area is a sanctuary and is laid to lawn with patio.



Situation and Amenities

Four Gables is positioned on Littlethorpe lane in the village just off the bypass in Ripon. Littlethorpe has a village hall, church and thriving community, there are primary schools and public houses in the nearby villages. Littlethorpe is within the catchment area for Ripon Grammar School and Outwood Academy for secondary age pupils. The cathedral city of Ripon is a few minutes away has a weekly market, there are shops, supermarkets and services in the city along with public houses, restaurants and nightlife, Ripon is also home to a number of sports clubs, a swimming pool, a leisure centre and golf course along with Ripon racecourse nearby. Ripon is surrounded by some of the region's most beautiful countryside with easy access to Fountains Abbey, Studley Royal Deer Park, the Nidderdale Area of Outstanding Natural Beauty and the Yorkshire Dales and Moors. For buyers commuting, the A1 is close and provides links to the region's business centres and motorway network. There is also a bus service to the popular spa town of Harrogate and commercial centre of Leeds plus a bus service along Littlethorpe Road into the centre of Ripon.

Services

All mains services are connected to the property

Local Authority and Council Tax Band

North Yorkshire Property Band G

What3Words

///snows.convector.lollipop

Viewings

Strictly by appointment with GSC Grays 01423 590500



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2247 SQ.FT. (208.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.