



Ringinglow
Harrogate Road, Ripon

WINDSOR COURT
PROPERTIES



Property

Ringinglow
10 Harrogate Road
Ripon
HG4 1SR



GUIDE PRICE £475,000

The house has a large entrance drive which can home at least 4 cars, well maintained gardens surround the entrance, it does not feel like a semi in any way and there is ample potential to extend further.

Internally is an inviting hall which leads off to a open plan style home. The lounge is very cosy with its large bay window flooding in natural light and its dual fuel stove ideal for a cosy night in front of a roaring fire.

Then we come to the real hub of the house and a wonderful entertaining space. The kitchen dining and magnificent conservatory interlink. The kitchen comes with all the essential built in appliances and plentiful storage units for the cooking enthusiasts.

Then the wow factor conservatory, this is really beautiful in its aspect, design and positioning within the building. Constructed beautifully with its glass roof it's always bright and airy and a place you just want to sit and relax into the first floor are 4 good sized bedrooms, the master is bright and spacious and has a en-suite as well as good storage space.

The 3 further bedrooms are ideal family living. One of the bedrooms would make an excellent home office and plenty of space for relatives or grandchildren.

Finally we cannot forget the garden. This is a delight, south west facing it is sunny all day and evening. There is a great terrace for al fresco dining and mature planting including some stunning flowering Wisteria will appeal to the green fingered ones out there. They don't build many houses with gardens of this size anymore and it really is a place to enjoy. A great safe place for kids and adults.

An increasingly rare opportunity to purchase a characterful property with a large stunning mature garden easy walking distance to the beautiful Yorkshire town centre of Ripon.

TENURE

Freehold.

FIXTURES AND FITTINGS

Are to be negotiated separately.

SERVICES

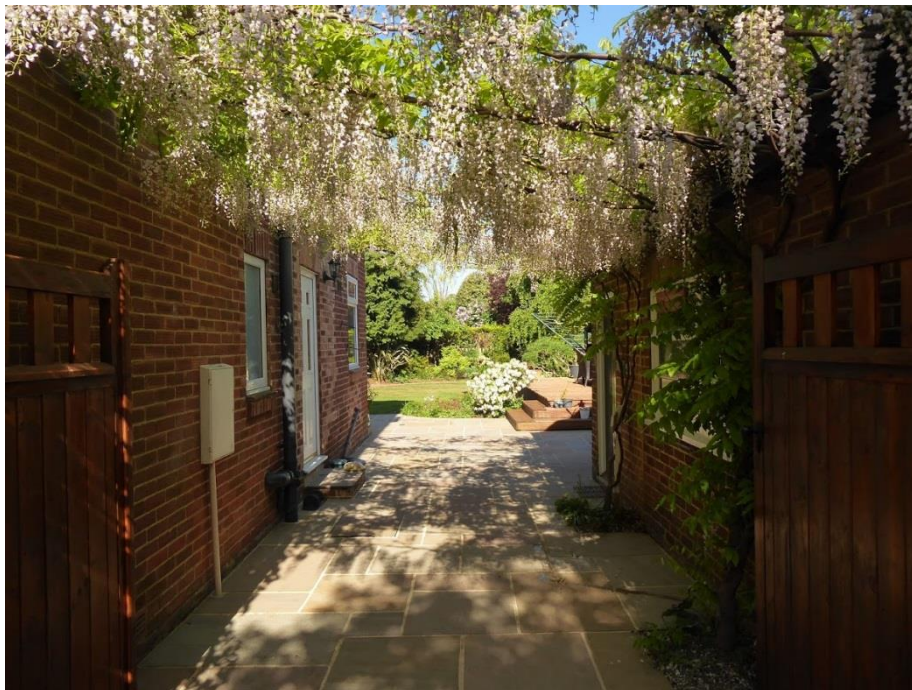
All mains services are connected.

RATING AUTHORITY

Harrogate Borough Council.

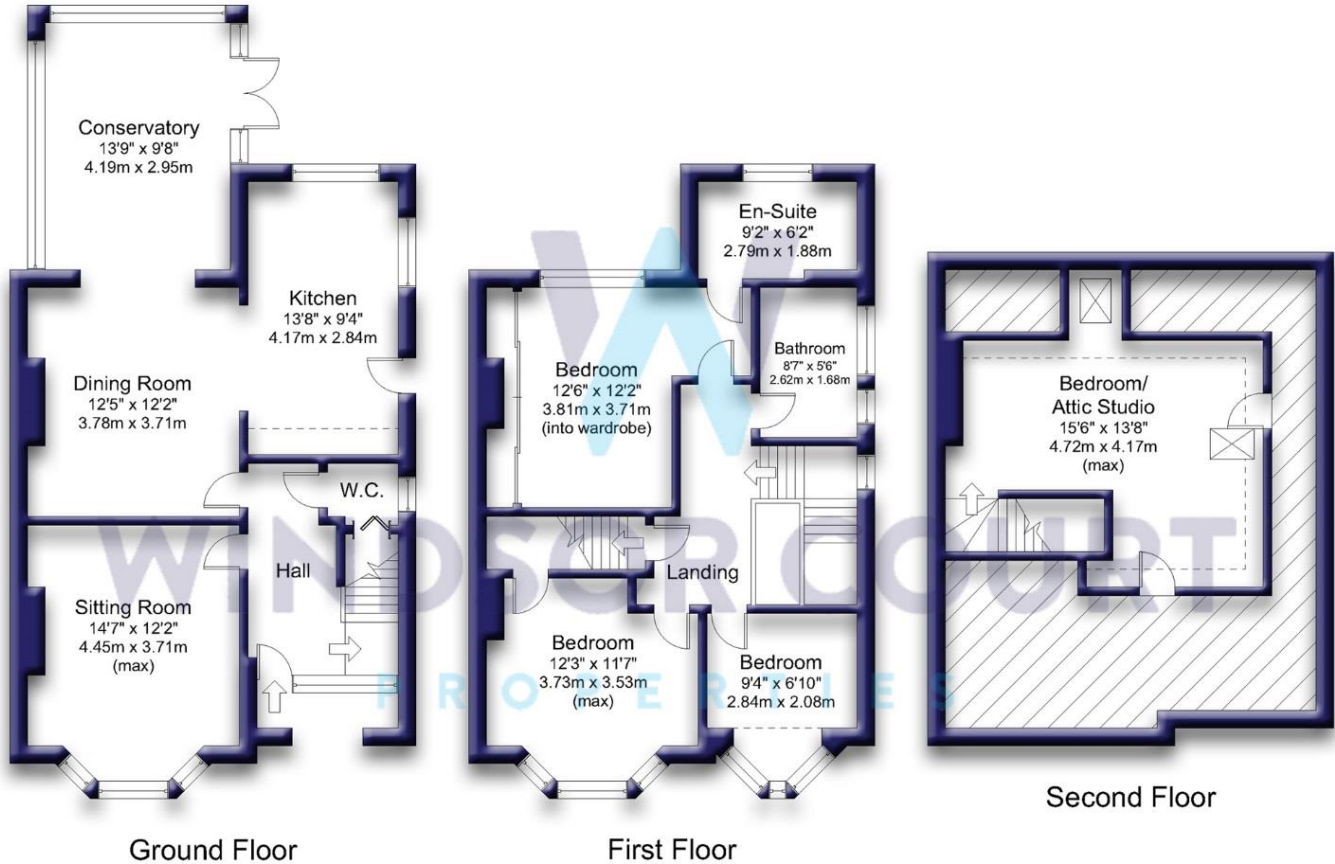
VIEWING ARRANGEMENTS

Strictly by appointment through Windsor Court.



- 4 Bedrooms
- Large Driveway
- Beautiful Gardens
- Attic Room
- Master Bedroom With En-Suite
- Family Bathroom
- Lounge With Stunning Bay Window
- Open Plan Dining Kitchen
- Spacious Conservatory

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Gross internal floor area excluding Eaves (approx.): 142.6 sq m (1,535 sq ft)

Not to Scale.
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