

CATHAY  
SOUTH CRESCENT  
RIPON



NICHOLLS  
TYREMAN

# CATHAY | SOUTH CRESCENT | RIPON | HG4 1SW

A five bedroom family home situated in the very heart of Ripon.

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Lower Ground Floor | Entrance Hall | Study | Family Room | Shower Room | Cloakroom | Garage | Garden Store

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Ground Floor | Entrance Hall | Cloakroom | Living Room | Garden Room | Breakfast Kitchen | Boot/Utility Room

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First Floor | Landing | Five Bedrooms | En-Suite | House Bathroom

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Harrogate - 11 miles | Ripon - 400 metres

Railway station - 11 miles | Bus route - 80 metres | Airport - 21 miles

All distances are approximate

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Council Tax: Band G | Energy Rating: TBC | Tenure: Freehold





**An extremely rare opportunity to purchase this substantial detached property which has undergone fabulous upgrading over recent years, including brand-new windows, beautifully appointed kitchen and general improvements. Located in the very heart of Ripon City with it's many amenities and within the catchment for Ripon Grammar School.**

Cathay truly requires an internal inspection to appreciate the accommodation which offers versatile layouts, which could incorporate a self-contained annex/apartment with its own private entrance to the rear. Beautifully located within this private road through a woodland approach with large gardens to front and rear.

The three storey accommodation briefly comprises: a ground floor entrance hall with a central staircase, cloakroom, useful storeroom with second staircase to the lower ground floor garden area. There is a magnificent living room with doors leading to the spacious garden room overlooking the enclosed gardens, newly fitted breakfast kitchen with integrated appliances including a bank of ovens, with a door leading to the boot/utility room.

To the first floor there are five double bedrooms with the principal bedroom having built-in wardrobes and large en-suite bathroom, bedroom two having walk-in wardrobes/dressing room, house bathroom and useful spacious airing cupboard. The lower ground floor/garden area can be used for a variety of uses (subject to the usual consents) and has his own private door access from the rear of the property, the large entrance hall has a staircase to the ground floor and useful store cupboard, an extremely spacious sitting room, study, cloakroom/wc and separate shower room.

## OUTSIDE

The property is approached via a beautiful private road through a woodland oval, with wrought iron gates and long driveway.

There are flowering borders leading to a substantial lawned garden with extremely private and tall, mature boundary hedging along with specimen plants and trees including a magnificent Laburnum tree.

The good sized flagged patio gives access to the garden room and to the side of the property is a long driveway leading to the rear where there is a large turning area with ample parking for several more vehicles.

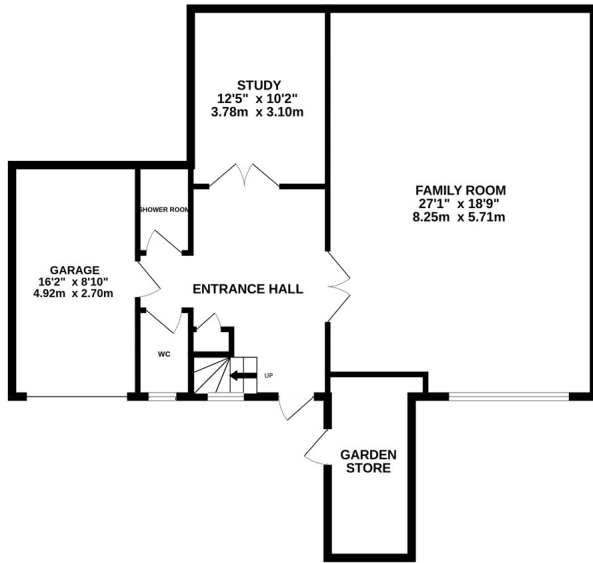
There is access to the garage storeroom and the garden/lower ground floor level with steps leading to the further large lawned gardens with mature boundary tree line, hedging and flowering borders.

## DIRECTIONS - HG4 1SW

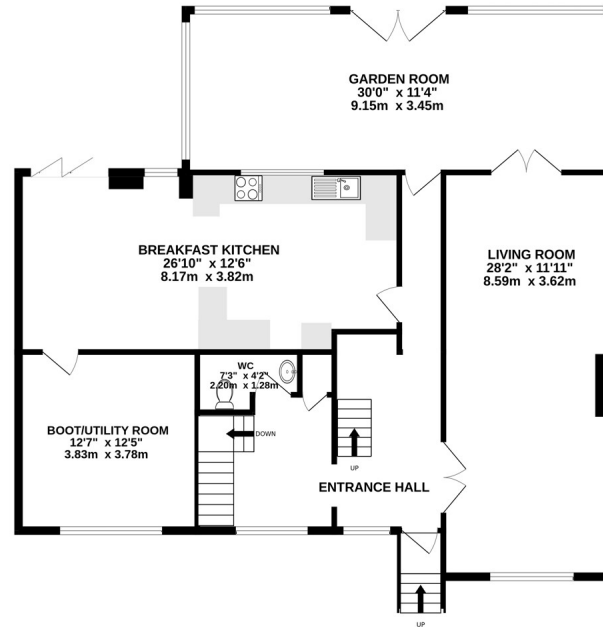
Take the A61 towards Ripon. At the first roundabout in Ripon take the first exit onto Harrogate Road, follow the road for approximately 1 mile then turn right into South Crescent, this is a private road which is clearly signposted.



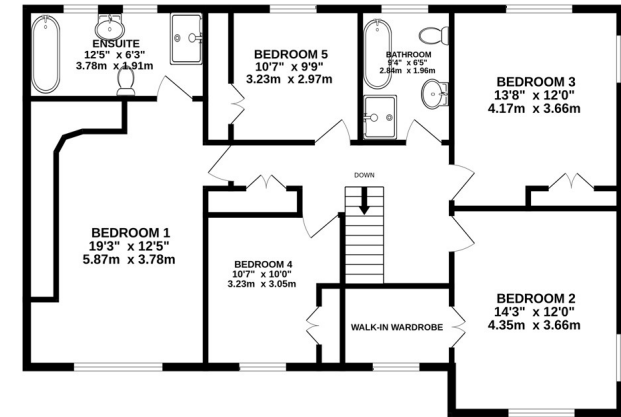
LOWER GROUND FLOOR  
1038 sq.ft. (96.4 sq.m.) approx.



GROUND FLOOR  
1431 sq.ft. (133.0 sq.m.) approx.



1ST FLOOR  
1082 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 3551 sq.ft. (329.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**9 Albert Street, Harrogate**  
**North Yorkshire HG1 1JX**  
**Sales: 01423 503076**  
**Lettings: 01423 530744**

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

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