

TO THE OUTSIDE

Enjoying a prominent position on this exclusive cluster development of modern houses as well as barn conversions, set behind a pair of wooden gates reveals driveway parking leading to :-

TIMBER CARPORT

5m x 4.5m (16'4" x 14'9")
With pitch roof and open frontage, light and power laid on. There is an additional strip at the back of the garden providing comfortable parking for up three vehicles.



GARDENS

To the front, an enclosed private garden with mature hedging, deep well stocked borders, level parcel of lawn. Stone flagged path to side leads round to rear garden where there is a beautifully landscaped and carefully thought out rear garden, low maintenance in nature, yet boasting a wealth of colour having a variety of mature plants, bushes and trees together with flower beds set to the perimeter boundary. Outside water tap, oil tank and log store, bin store and external boiler to side.



COUNCIL TAX

Band F (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared June 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Little Ribston ~ Pippin House, Wetherby Road, LS22 4EP

"Pippin House" is an exceptionally well built natural stone four bedroom detached family home of generous proportion and high specification throughout. Occupying a prominent position in this highly sought and exclusive village located between Knaresborough and Wetherby in the heart of the "Golden-Triangle"

- Attractive detached family home
- Four double bedrooms
- Stunning open plan kitchen/diner
- Bespoke hand painted Grove House kitchen with integrated appliances
- Underfloor heating to the entire ground floor accommodation
- Impressive living room with two walk-in bay windows to front elevation

£715,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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LITTLE RIBSTON

Is an attractive and unspoilt village incorporating a thriving community and features highly desirable houses of great character, located on the B6164 about midway between Wetherby and Knaresborough (3.5 miles), and some 2 miles from Spofforth.

DIRECTIONS

Entering the village along the B6164 Wetherby Road, the property is on the right hand side.

THE PROPERTY

Forming part of an exclusive cluster development in the heart of this village, this beautifully presented four bedroom detached family home was built by David Homes in 2011 and is equipped with many high end fixtures and fittings throughout including a bespoke kitchen from Grove House.



The accommodation benefits from oil fired underfloor heating to the ground floor, double glazed timber sash windows and doors and in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

Side entrance with access gained via hardwood door with Georgian bar glazed panels leading to an inner porch with attractive floor tiles that flow throughout a large portion of the ground floor accommodation with the benefit of underfloor heating.

DOWNSTAIRS W.C.

An attractive white suite comprising white low flush w.c., wash hand basin with splashback, double glazed window to rear.

STUNNING OPEN PLAN KITCHEN/DINER

KITCHEN AREA

6.2m x 3m (20'4" x 9'10")
Beautifully appointed and fitted with bespoke hand painted wall and base units and glass display cabinets, Quartz worksurfaces with matching up-stand, inset one and a quarter stainless steel Franke sink unit with mixer tap. Integrated appliances include double stacked Bosch oven with warming drawer beneath, induction hob with extractor hood above, dishwasher along with Bosch automatic washer/dryer. Window to side elevation, LED ceiling spotlights and pendant lighting above an impressive central island with Quartz worksurfaces, oak drawers beneath as well as overhang creating breakfast bar. Bespoke cabinetry housing 70/30 split fridge freezer with additional larder unit to side.



DINING AREA

4.3m x 4.1m (14'1" x 13'5")
A generous dining space with ample room for dining table and chairs with additional seating area to side, T.V. aerial, double French doors leading out to enclosed private rear garden.



UTILITY

2.9m x 1.9m (9'6" x 6'2")
With a range of Shaker style fitted wall and base units, cupboards and drawers, laminate worktop with matching

up-stand, integrated freezer along with wine cooler, double glazed window to rear.

LIVING ROOM

8.3m x 4.3m (27'2" x 14'1")
An impressive room benefiting from a pair of walk-in bay windows to front elevation with double sliding sash windows revealing a pleasant outlook over mature private garden to front. Attractive oak floor covering, fireplace with wood burning stove surmounted upon a limestone hearth with matching surround and stone inset. Staircase to first floor.



LANDING

With radiator.

PRINCIPAL BEDROOM

4.2m x 4.1m (13'9" x 13'5")
A spacious double bedroom with partially vaulted ceiling, double glazed sliding sash window to rear elevation with double radiator beneath. A pair of sliding doors reveal fitted wardrobe with open shelves within. Doorway leading to :-



EN-SUITE SHOWER ROOM

An attractive white suite comprising low flush w.c., wash hand basin with part tiled walls, corner shower cubicle,

chrome ladder effect heated towel rail, ceiling spotlights, extractor fan, double glazed window to rear.

BEDROOM TWO

4.9m x 3.2m (16'0" x 10'5")
With a pair of double glazed sliding sash windows to front elevation, radiators beneath, loft access hatch with retractable ladders leading to a useful boarded loft space, built in wardrobe.



BEDROOM THREE

3.7m x 3m (12'1" x 9'10")
With double glazed window to rear elevation, radiator beneath, built in double wardrobe and additional airing cupboard to side.

BEDROOM FOUR

3.2m x 3.1m (10'5" x 10'2")
Double glazed window to front elevation, radiator beneath.

HOUSE BATHROOM

A modern white suite comprising bath with shower over, white low flush w.c., wash hand basin with tiled splashback and matching floor tiles, LED ceiling spotlight, extractor fan, chrome ladder effect heated towel rail, double glazed window to side elevation.

