



Lark Mews

LARK LANE, RIPON HG4 2HW

Prices From £210,000

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LINLEY & SIMPSON

Land & New Homes

Lark Mews is a unique offering of just five properties situated one and a half miles to the West of Ripon City centre.

The development consists of two detached family homes with accommodation over two floors, each with three bedrooms, two of which have ensembles.

To the rear of the development are three adjoined properties, the central one of which has accommodation over two floors whilst the two adjoining properties are single level living with a very impressive open plan sitting/dining/kitchen with views over the rear garden, two double bedrooms and a house bathroom. All of the properties have two private car parking spaces.

The well planned interiors provide living spaces that are both practical and desirable.

Whether it's family living or entertaining, you will love the sense of space created by open-plan kitchens and dining areas with quality Shaker-style Magnet fitted kitchen with integrated appliances. Lark Mews offers something for everybody with its carefully designed two and three homes, and its great location means it will appeal to young and old alike.

RIPON

The properties are located on Lark Lane Ripon, just a short distance from Ripon Grammar School. This famous cathedral city is a much sought after location with an excellent range of amenities and boasts a variety of local shopping facilities; a very popular weekly market, Sainsbury's and Booth's supermarkets, a number of restaurants and bars, cinema, racecourse, golf course, leisure centre, swimming pool and many other recreational facilities. On the doorstep of this development are Ripon Golf Club and Tennis Centre. Ripon has several schools including Ripon Grammar School, one of the most highly regarded grammar schools in the North, Outwood Academy plus a good choice of Primary schools.

Ripon has excellent road access to many northern locations via the A1 Motorway approximately four miles away. Harrogate, Leeds and York are a comfortable commute away.





Note - Internal images are for illustrative purposes to indicate the quality and finish of the properties. Please view floor plans for details of room sizes

SPECIFICATION

KITCHEN

- Fitted Magnet kitchen units, worktops & splashback
- Soft closers to all unit doors
- Brushed steel electric oven / gas hob / extractor chimney hood
- Integrated 50/50 fridge/freezer
- Inset sink 1.5 bowl & chrome Monobloc tap
- Integrated dishwasher
- Integrated washer/dryer (not applicable if separate utility)
- Quality floor covering
- Chrome recessed downlighters
- Under wall unit lights

UTILITY (Plots 1, 2 & 4 only)

- Fitted kitchen units, square edged worktops
- Stainless steel inset sink single bowl & chrome tap
- Integrated washer/dryer
- Quality laminate floor covering
- Chrome recessed downlighters

MAIN BATHROOM

- Contemporary white sanitary ware & full/semi basin pedestal (where applicable)
- Chrome single lever basin mixer with popup waste
- Thermostatic bath filler with pop-up waste & overflow
- Ceramic wall tiling - half tile to wet walls
- Floor tiling
- Chrome recessed downlighters

EN – SUITE (Plots 1, 2 & 4)

- Contemporary white sanitary ware
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling

- Floor tiling
- Shower enclosure complete with glass door/chrome frame & thermostatic shower
- Chrome recessed downlighters
- Chrome heated towel rail

FLOORING

- Fitted carpets to all bedrooms and hallways

W/C

- Contemporary white sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling splashback
- Quality laminate flooring
- Chrome recessed downlighters

HALL & LANDING

- Feature oak handrail complete with oak newel post

HEATING

- Gas fired central heating, radiators including thermostatic valves
- Digital room stats

ELECTRICAL

- Telephone Point
- Television socket, aerial point to Lounge

OTHER ELECTRICAL

- Smoke detectors
- Carbon Monoxide detector
- Security alarm system
- Front external lights (dusk till dawn sensors)
- Power / light to on plot garage /car port
- Front door bell

INTERNAL & EXTERNAL WINDOWS AND DOORS

- UPVC/ double glazed windows complete with chrome handles
- UPVC/ patio doors
- GRP front & rear doors
- Contemporary 4 panel oak timber internal doors complete with chrome door furniture

DECORATION

- Contemporary light grey emulsion to walls & white emulsion to ceilings
- Painted woodwork

EXTERNAL FEATURES

- Fencing (refer to boundary types key plan)
- Timber fencing to rear gardens
- Timber side gate to rear access
- Block paving to drives and parking areas

GARDENS

- Front & rear garden turfed
- External tap

WARRANTY

10 year warranty provided by Federation of Master Builders





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SITE PLAN

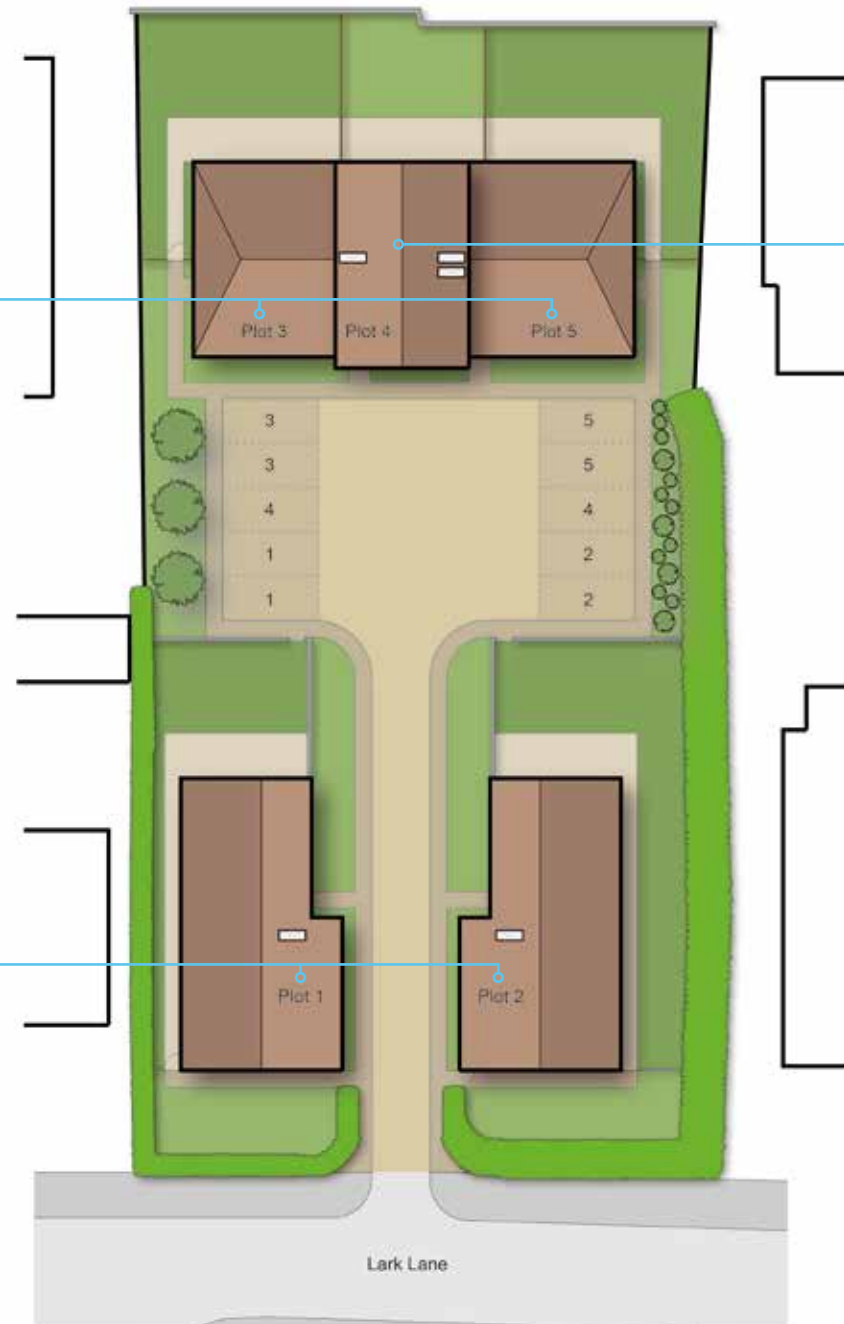
THE WOODLARK



THE SHORELARK



THE SKYLARK



Lark Lane

THE SKYLARK

Detached 3 Bedroom Chalet Bungalow

Positioned at the front of the development and enjoying an outlook over Lark Lane, the Skylarks enjoy a large kitchen/living dining room, ideal for entertaining, a separate lounge and a ground floor bedroom. There is a separate utility room and the family bathroom and cloakroom completes the ground floor accommodation.

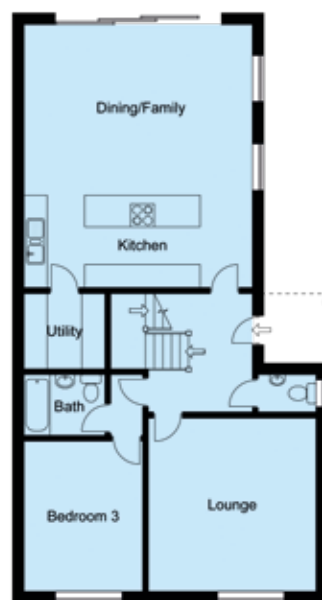
To the first floor are two further bedrooms of extremely generous proportions both with ensuite shower rooms. The Skylarks enjoy an enclosed garden to the rear, two private car parking spaces and a further garden area to the front.

Floor	Metric (m)	Imperial
Ground Floor		
Lounge	4.90 x 4.28	16'1 x 14'1
Kitchen/Dining	6.72 x 5.80	22'1 x 19'0
Utility	2.00 x 1.90	6'7 x 6'3
Bedroom 3	3.85 x 3.00	12'8 x 9'10
First Floor		
Bedroom 1	5.28 x 4.10	17'4 x 13'5
Bedroom 2	4.10 x 4.10	13'5 x 13'5
Overall	157.51m2	1695ft2

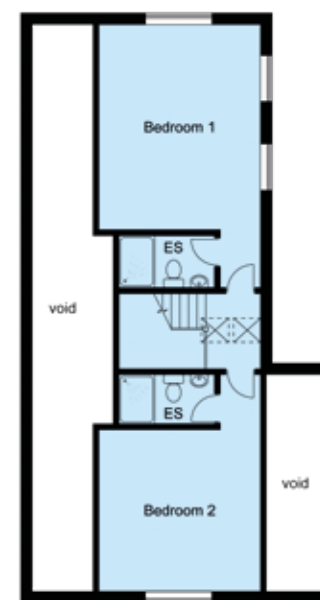
*Please note all dimensions are subject to slight modifications. Note: Plot 2 is handed.



PLOTS 1 & 2



Ground Floor



First Floor

THE WOODLARK

2 Bedroom bungalow

This delightful property comprises a spacious open plan sitting room, a large kitchen/dining area to the rear. The room features a modern fitted kitchen and French doors from both the dining and sitting areas to flood the room with light. There are 2 generous double sized bedrooms as well as the family bathroom with separate shower enclosure.

Floor	Metric (m)	Imperial
Ground Floor		
Lounge	3.52 x 3.10	11'7 x 10'2
Kitchen/Dining	5.40 x 4.25	17'9 x 13'11
Bedroom 1	4.20 x 2.72	13'9 x 8'11
Bedroom 2	3.61 x 3.15	11'10 x 10'4
Overall	70.11m2	755ft2

*Please note all dimensions are subject to slight modifications. Note: Plot 5 is handed.



PLOTS 3 & 5



Ground Floor

THE SHORELARK

Three bedroom mid-terrace

Entering via a spacious hallway, the front of the downstairs features a living room. To the rear is a modern fitted kitchen and breakfast bar, with dining and family sitting areas with bi-fold doors onto the garden and with a utility room off.

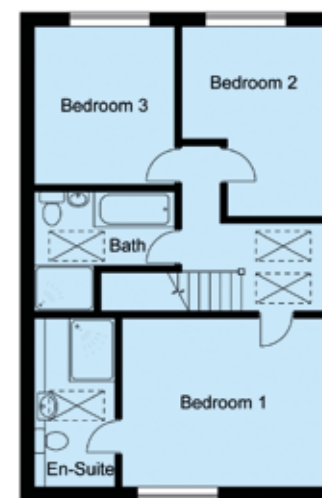
To the first floor are three double bedrooms, the master enjoying an ensuite shower room, and a family bathroom.

Floor	Metric (m)	Imperial
Ground Floor		
Lounge	4.31 x 3.68	14'2 x 12'1
Kitchen/Dining	6.35 x 4.12	20'10 x 13'6
Utility	2.10 x 2.00	6'11 x 6'7
First Floor		
Bedroom 1	4.40 x 3.62	14'5 x 11'11
Bedroom 2	4.10 x 3.00	13'5 x 9'10
Bedroom 3	3.55 x 3.00	11'8 x 9'10
Overall	120.69m ²	1299ft ²

*Please note all dimensions are subject to slight modifications.



Ground Floor



First Floor

DIRECTIONS

From Ripon: From the South end of the Market Place, continue on to Westgate. Turn left onto Park street, passing Ripon Spa Gardens on your left. At the round-about, continue straight on to Clothierholme Road. After half a mile, turn left after the Co-op on to Lark Lane. Lark Mews is on your righthand side and easily identified by the estate agency signage.





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