





Accommodation

A delightful detached family home, nestled away on a highly desirable development and revealing well proportioned four bedroom accommodation and lovely gardens.

The property offers the scope to update in areas, but it has been competitively priced to take these works into account, so that the new owner(s) can update to personal taste. The property no doubt offers endless possibilities, not least the scope to extend as a number of neighbouring properties have done, subject to necessary consents of course.

The house is located in a small cul-de-sac and situated in one of Ripon's most sought after residential areas. The property could not be better placed for Ripon's secondary schools, with both the Outwood Academy and the highly regarded Ripon Grammar School just a short walk away. Shops and amenities are available close by, whilst the property is also ideally placed for countryside walks.

On the ground floor there is an entrance hall with stairs rising to the first floor, storage cupboard and a cloakroom/WC. The living room offers a fireplace and double doors leading to the good size dining/family room, with further double doors leading to the rear garden. The open plan kitchen/diner is a great size, coming fitted with an extensive range of units and some integrated appliances, whilst there is also a large storage cupboard and door access to the side of the house. To the first floor there is a landing with loft access, main bedroom with an ensuite shower room, three further bedrooms (one with fitted storage) and the house bathroom, fitted with a modern white suite, including a bath with shower over.

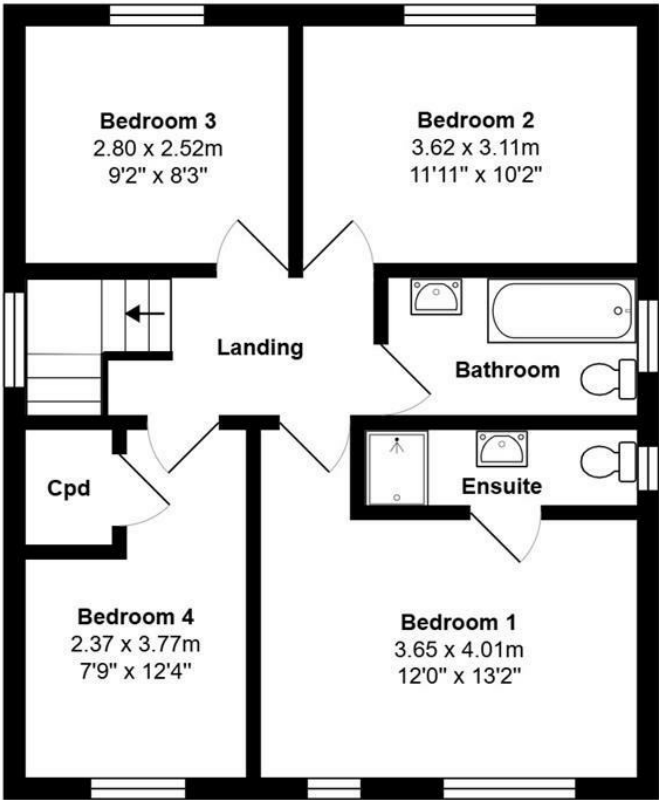
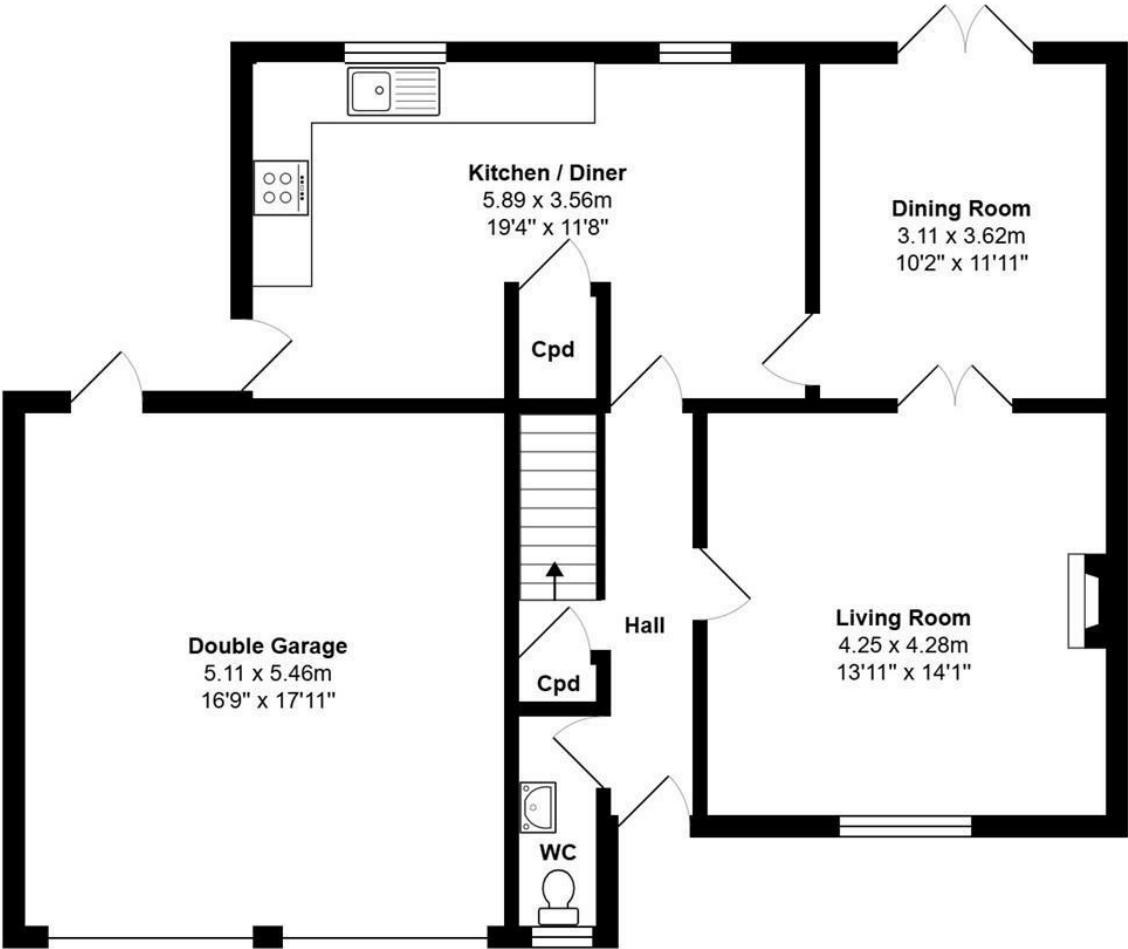
Externally there is an open lawned garden to the front of the property, whilst a driveway provides parking and gives access to the double garage. Access is available to both sides of the house, leading to the lovely enclosed rear garden. The rear garden is mainly laid to lawn, with stocked borders and a large patio entertainment area.

Properties in this sought after area are rare to market and an internal inspection is required to appreciate the potential on offer, whilst the house is also offered for sale with no onward chain.



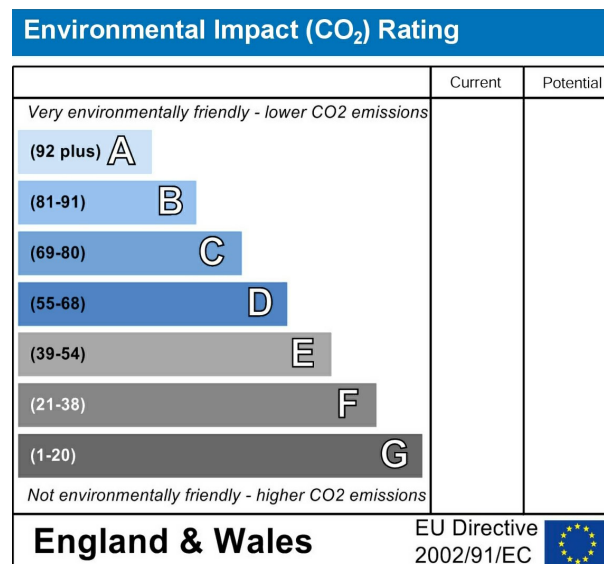
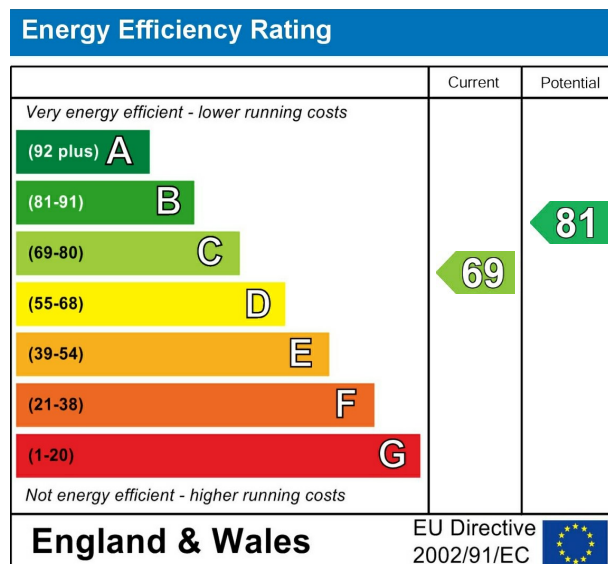


Floorplan





EPC



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MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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