



TENURE

Freehold

COUNCIL TAX

Band F (from internet enquiry)

SERVICES

We understand mains water, electricity, and drainage are connected. Heating is via Air Source heat pump.

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.

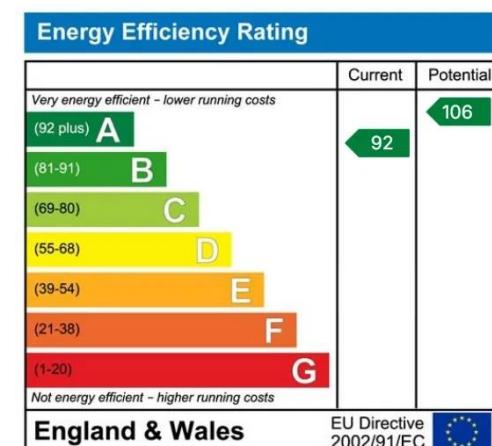
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 May 2025



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Little Ribston ~ Ribston View, Wetherby Road, LS22 4EP

Built in 2021 to a high specification, this impressive four-bedroom detached home offers a perfect blend of contemporary design, modern family living and outstanding eco-efficiency with an enviable EPC rating "A". Enjoying an open aspect to front and rear "Ribston View" is located in a prime position in this highly sought after and unspoilt village between Wetherby and Knaresborough.

- Driveway parking and integral garage
- Beautifully maintained landscaped garden to rear
- EPC rated "A" with fitted solar panels and air source heat pump
- Underfloor heating to the ground floor
- Spacious sitting room
- Principal bedroom with luxury en-suite bathroom
- Four genuine double bedrooms with open views to front and overlooking paddock to rear
- Stunning dining kitchen with quality appliances, plus utility



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£699,500 GUIDE PRICE



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Property Description

"Ribston View" is a beautifully appointed, contemporary four-bedroom detached family home, constructed in 2021 to an exceptional standard. Eco-efficient and stylish throughout, the property enjoys an enviable position within the picturesque village of Little Ribston, ideally situated between Wetherby and Knaresborough. This modern family home boasts a superb EPC rating of A, with energy efficient features including an air source heat pump, underfloor heating to the ground floor and high performance insulation throughout. The accommodation in further detail comprises:-

To the ground floor, a welcoming entrance hall with attractive porcelain tiled flooring, cloakroom and under-stairs storage. There is a well-proportioned lounge to the front and a stunning open plan kitchen/dining space to the rear, flooded with natural light through the bi-folding doors opening onto the rear garden, this space is ideal for modern family living and entertaining. The high-spec kitchen includes quartz worktops, a matching central island, integrated Neff appliances and a range of gloss wall and base units, cupboards and draws, together with a separate utility room offering additional storage, plumbing for white goods and side access.

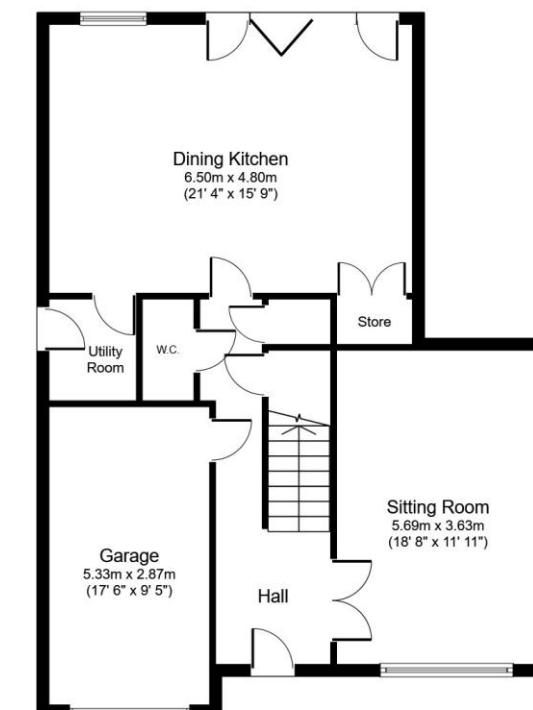
To the first floor, the principal bedroom benefits from a luxurious en-suite bathroom, while a second double bedroom enjoys its own en-suite shower room. Two further double bedrooms are served by a well-appointed family bathroom, with a stylish four piece suite. Drop down ladders to the landing serve access to a spacious and boarded loft space with the added potential for conversion (stpp).

Externally, the property enjoys landscaped gardens and patio to the rear, a block paved driveway to the front and an integral garage with internal access to the hallway. The home is set against a backdrop of countryside overlooking an orchard and paddock to rear and attractive views to the front.

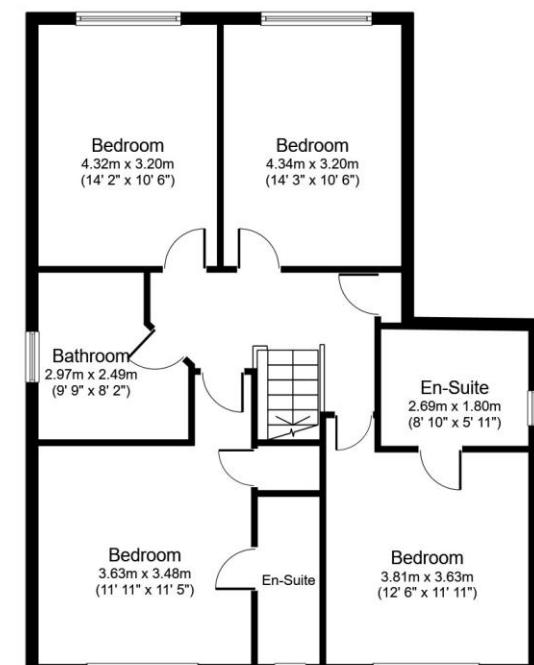
Little Ribston is a charming and unspoilt village surrounded by open countryside yet conveniently placed for access to the A1 and nearby market towns including Wetherby, Knaresborough, and Harrogate.



Total floor area 175.0 sq.m. (1,884 sq.ft.) Approx (Including Garage)



Ground Floor



First Floor

NOT TO SCALE For layout guidance only

