



38 REGENCY PLACE

RIPON, HG4 5FD

£300,000
FREEHOLD

An excellent three bedroom detached home built in 2020 with an great layout for modern lifestyles and located close to the heart of the village. Located ideally for Masham, Ripon & Bedale and with the A1(M) close by too, the property is conveniently positioned and also benefits from off street parking, an air source heat pump and a private and enclosed rear garden.

NORMAN F. BROWN

Est. 1967

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- Three Bedrooms • Detached Home • Prominent Position • Close To The Village Centre • Ideal For Bedale, Masham, Ripon & The A1(M) • Enclosed & Private Rear garden • Off Street Parking • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



The Property

This excellent detached home was built in 2020 by the renowned housebuilder Berkley Deveer and is nestled away in a quiet position close to the heart of this well served and conveniently positioned village.

The house opens into a hallway with space for hanging coats and storing shoes and leads through to the spacious and bright sitting room which has a large bay window and a cosy feel. The dining kitchen is a great space for family time or for entertaining. The kitchen itself has a range of wall and base units with a work surface over having a matching upstand and there is a one and a half bowl sink with a draining board. There are built in appliances including a four ring induction hob with a stainless steel splashback, an extractor hood over and an electric oven under. There is also an integrated fridge freezer, washing machine and dishwasher. The dining area has space for a large dining table and chairs plus understairs storage and there are bi fold doors opening out to the rear garden, linking the house to the outside.

The first floor landing leads to the three bedrooms and the bathroom and also has an airing cupboard and loft hatch. The main bedroom is positioned to the front and is a spacious double with an ensuite comprising of a shower enclosure with double sliding screen doors and fixed and handheld shower heads.

There is also a pedestal mounted washbasin and a push flush W.C. Bedrooms two and three have lovely views to the rear over the garden. Bedroom two is an excellent double and bedroom three is a great single or smaller double bedroom. The house bathroom comprises of a panelled bath with a fixed shower head over and screen, there is also a wall hung washbasin set onto a vanity unit and a push flush W.C.

Outside, there is a lawned frontage with a block paved driveway to the side providing off street parking with a substantial garden shed and gated side access to the rear garden. The rear garden has a paved seating area, ideal for entertaining overlooking a lawn and all enclosed by fenced boundaries.

Location

West Tanfield is a village and civil parish in the Hambleton district of North Yorkshire. The village is situated approximately six miles north of Ripon on the A6108, which goes from Ripon to Masham and on to Wensleydale. The village has excellent amenities including a shop with post office, two public houses, tennis courts, bowling greens and a primary school with secondary schooling available in Ripon and Bedale. The village is well positioned for Ripon, Masham and Bedale, all offering a great range of amenities and junction 50 of the A1(M) is also close by for commuters.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Extensions/Additions: None

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Air Source Heat Pump

Water - Immersion Heater/Hot Water Cylinder

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

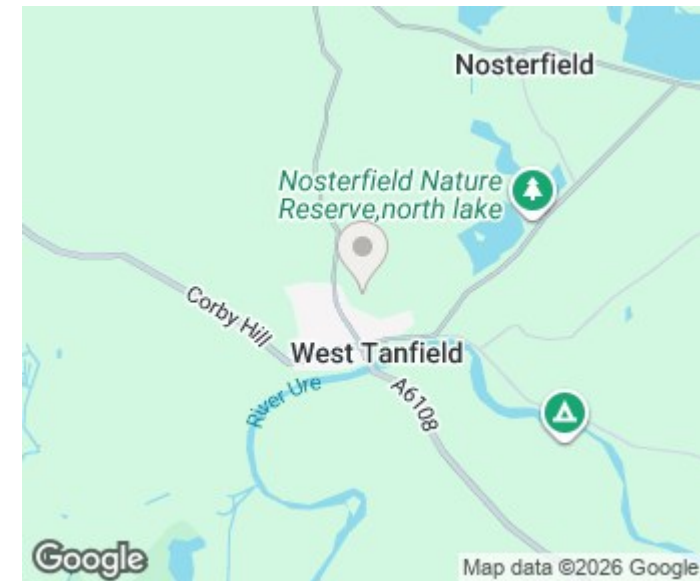
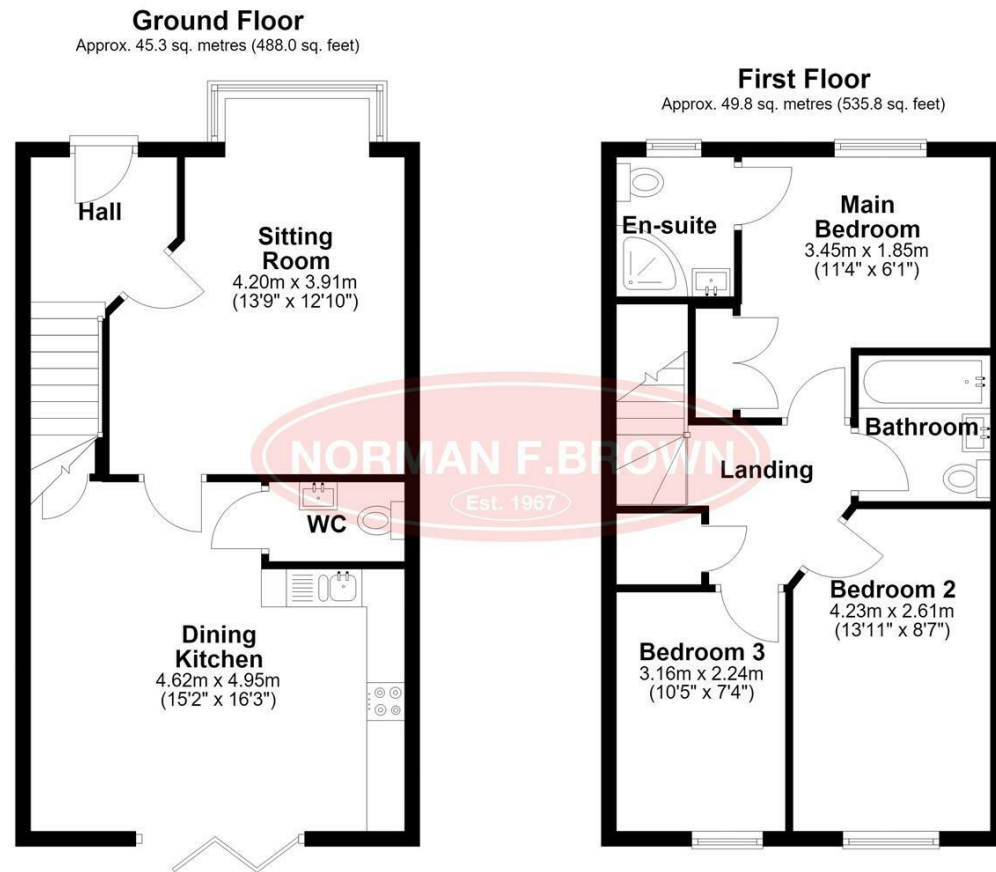
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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