









## **Accommodation**

A superb three bedroom extended house, occupying a lovely position and revealing meticulously maintained and very well-presented accommodation, whilst also enjoying high levels of privacy and views over parkland.

The property has undergone substantial side and rear extensions, completely transforming the original layout and creating a fantastic versatile and family friendly layout. The house sits on a great size plot, with gardens that have been designed for both ease of maintenance and with entertaining in mind.

The house is conveniently located close to the city centre and Ripon's array of amenities. Ripon's secondary schools are also close by, including the renowned Ripon Grammar School, whilst the leisure centre is just a short walk away, housing Ripon's swimming baths. There is a supermarket nearby, whilst the property is located close to the 36 bus route, with a regular service to Harrogate and Leeds.

On the ground floor the main entrance door leads into a well equipped utility room, fitted with a tiled floor and also housing the modern gas central heating boiler. Folding doors lead to a multi-functional space, which is currently used as a downstairs bedroom, whilst it would also make a great snug or study. The inner hallway comes with storage and stairs rising to the first floor. There is a good size living room and the stunning open plan kitchen/diner/family room, which offers a double aspect and doors leading to the garden. The kitchen comes fitted with an extensive range of stylish modern units, incorporating a range of integrated appliances and a breakfast bar. A fully tiled shower room completes the downstairs layout, coming fitted with a white suite. To the first floor there is a landing with loft access, main bedroom with an ensuite bathroom and storage, plus two further good size bedrooms. The property is double glazed and it also benefits from gas central heating.

Externally there is a block paved enclosed garden to the front of the house, which proves a sun trap. A pathway leads to the single garage, which offers an up and over door, power and light. The low maintenance landscaped side garden offers a lovely space to relax and entertain, enhanced by the garden backing onto park land and being very private. The fully enclosed garden is part laid to artificial turf, whilst there is a covered hot tub area and handy storage shed. Gated access leads to block paved off street parking.

Homes of this standard are very rare to market and an internal inspection is essential, to appreciate the space and quality on offer.

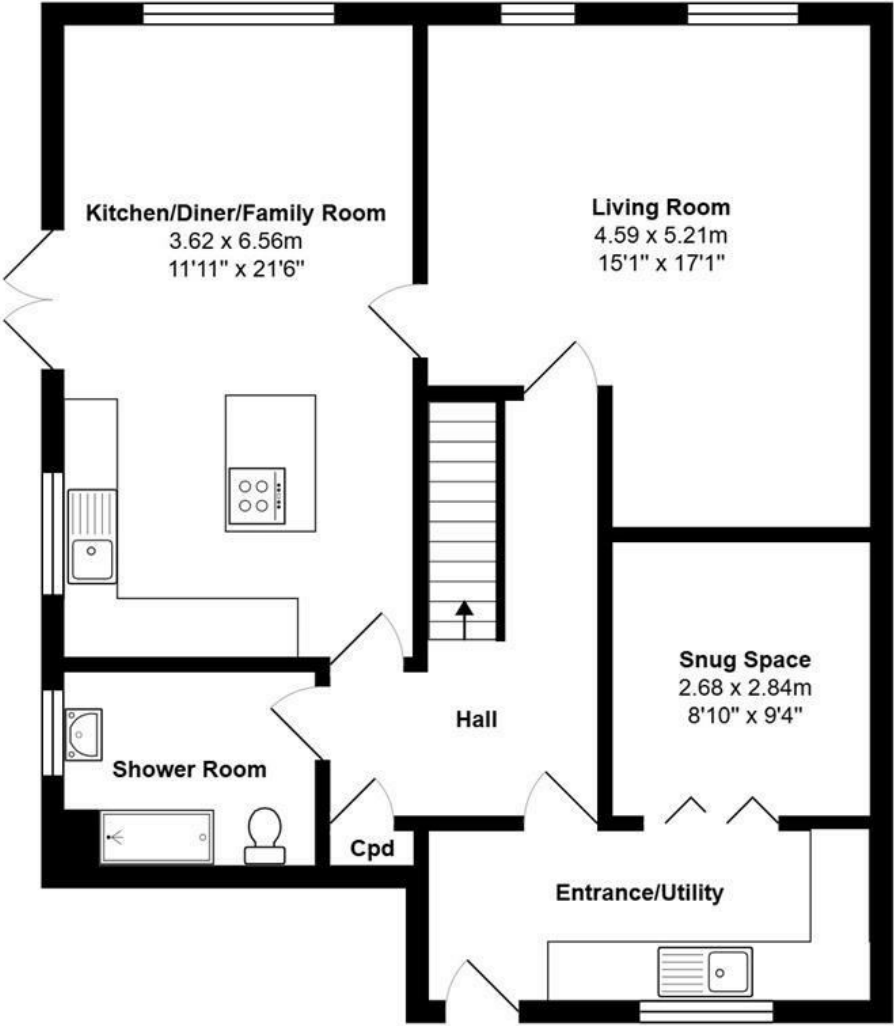




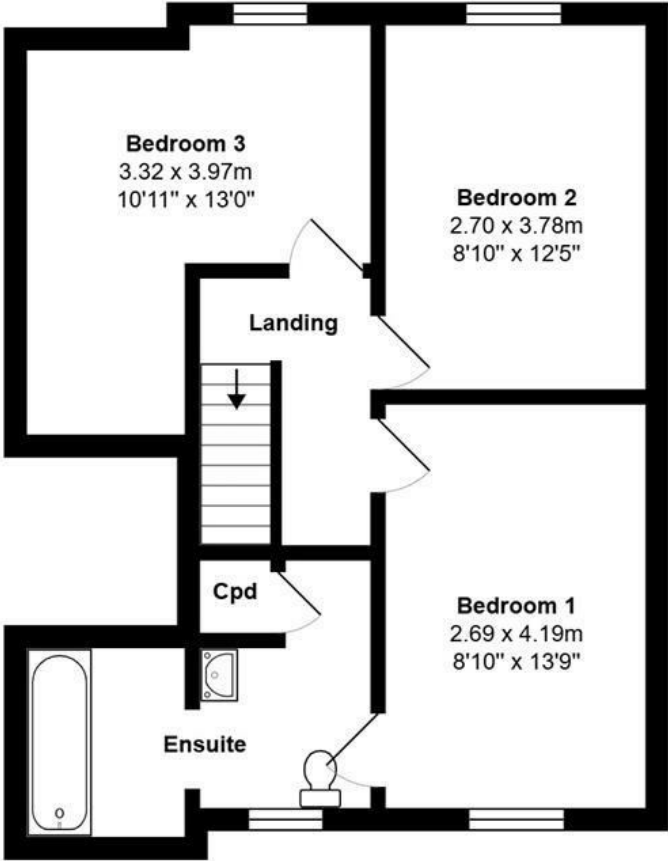




Floorplan



Ground Floor



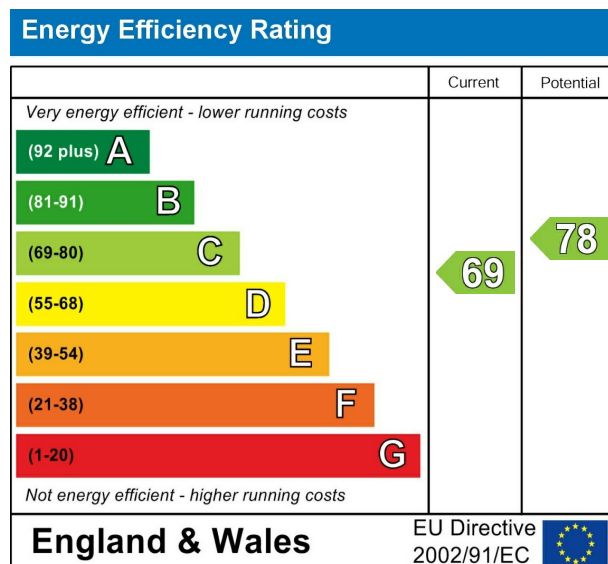
First Floor







## EPC



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