

# HUNTERS<sup>®</sup>

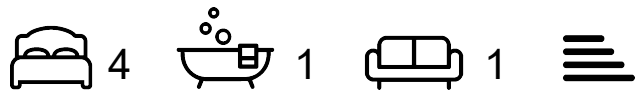
HERE TO GET *you* THERE



## Downing House Farm

Studley Roger, Ripon, HG4 3AY

Guide Price £525,000



Nestled in the picturesque setting of Studley Roger, this charming house offers a delightful blend of character and modern living. Tucked away in a highly sought-after location just a stones throw from Studley Royal Park.

The property boasts an inviting entrance hall that leads to a convenient ground floor WC and utility area. The heart of the home is the lovely dining kitchen, featuring hand-built painted units with Belfast style sink that add a touch of elegance and dining area. The generous lounge, complete with stone tiled floor and cosy log burner which provides the perfect space for relaxation and entertaining.

On the first floor, you will find three well-proportioned bedrooms, accompanied by a stylish house bathroom. Ascend to the second floor, where a fourth bedroom awaits, complete with a luxurious roll-top bath, offering a serene retreat and amazing views towards Studley Royal.

Externally, the property is complemented by a lovely enclosed garden, basking in sunlight and providing a private outdoor space for leisure and enjoyment. Additionally, an insulated timber summer house serves as a



Additional Information  
Additional Information

Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.

The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

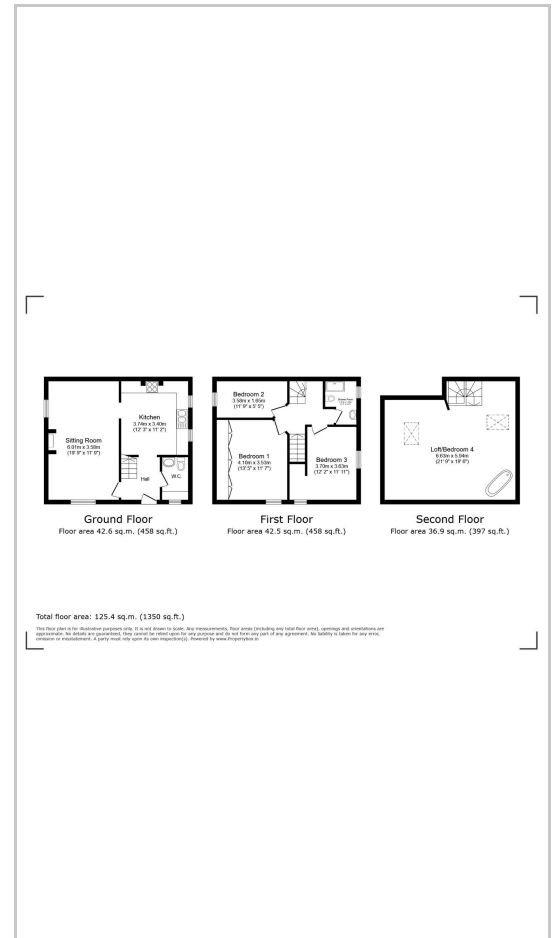
Please Note

The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

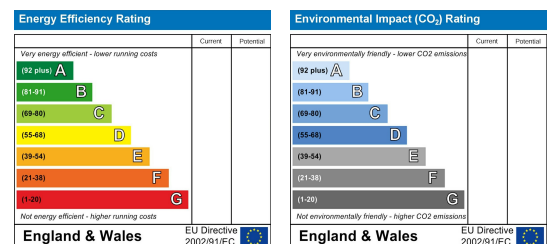
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.