





Accommodation

A stylishly presented four bedroom detached family home, constructed in 2019 and located on a highly sought after development.

The property is finished to a very high standard, with a number of upgrades taken at build stage and this is clear to see in the quality finish. Having only recently been built, the property also benefits from the balance of the new build warranty, whilst also offering a high energy efficiency rating.

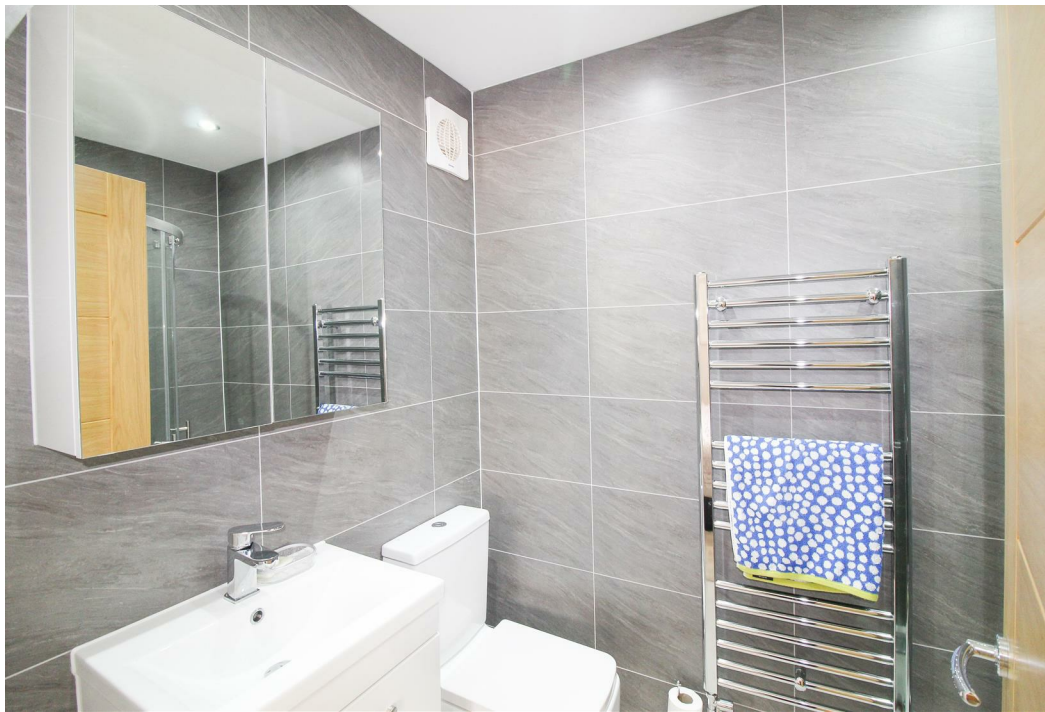
On the ground floor there is an entrance hall with stairs rising to the first floor and access to the single garage, cloakroom/WC, open plan living space with a fully fitted kitchen including an island and breakfast bar, dining and living areas with access through bi-fold doors to the rear garden and the utility room. To the first floor there is a spacious landing with loft access and storage cupboard, main bedroom with stylish ensuite, three further bedrooms and the stunning fully tiled house bathroom, fitted with a white suite including a bath with glazed screen and shower over.

Externally there is block paved driveway parking to the front of the house, also giving access to the garage. There is an open lawned garden and pathway access to the rear garden. The rear garden is a real delight, catching a lot of sun and being fully enclosed. The garden is part laid to lawn, with an extensive patio and handy storage shed, whilst there is also gated access to the bottom of the garden.

The house is situated approximately one mile from the city centre, with both the highly regarded Ripon Grammar School and Outwood Academy just a short walk away.

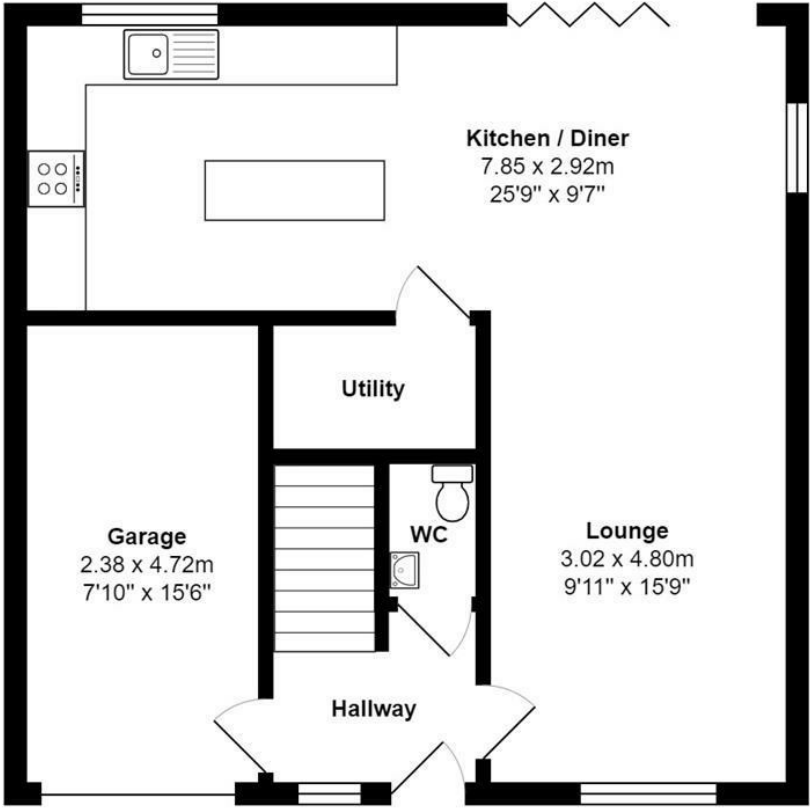
The property also offers ease of access to transport links, including Harrogate and Leeds, plus further afield, with the A1M link easily accessible. Shops and amenities are available close by, whilst there are also beautiful countryside walks on the doorstep.

This lovely home is a must to view for buyers in the market for a turn key modern family home.

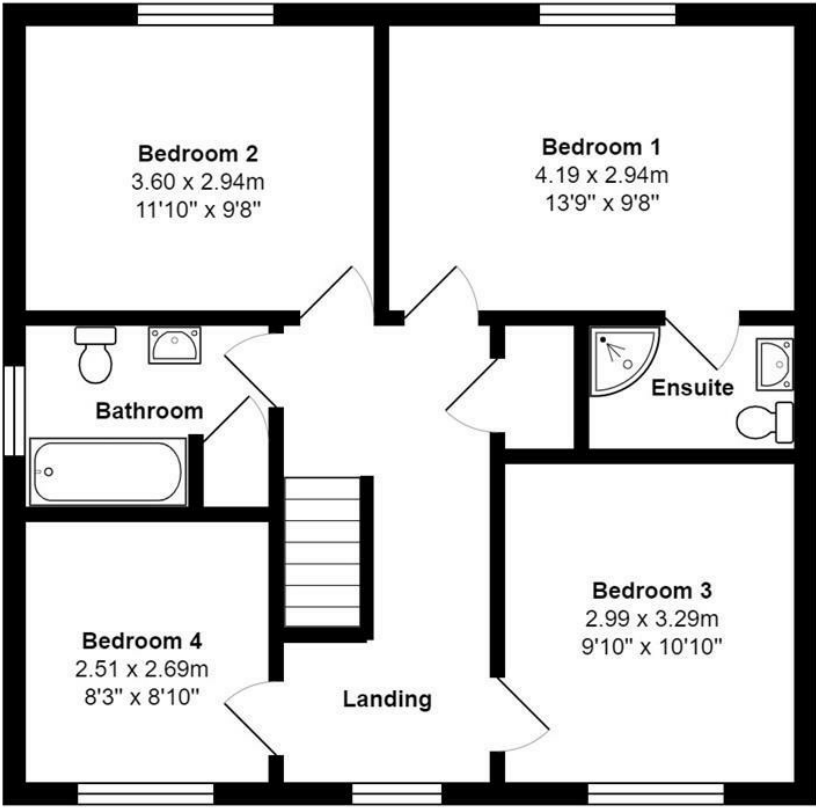




Floorplan



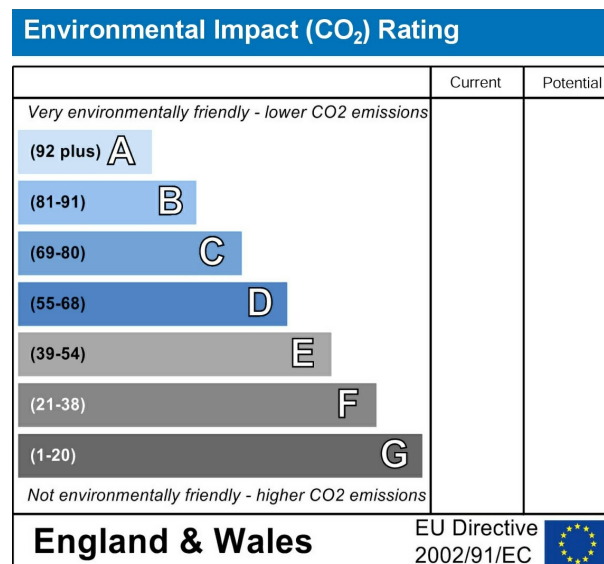
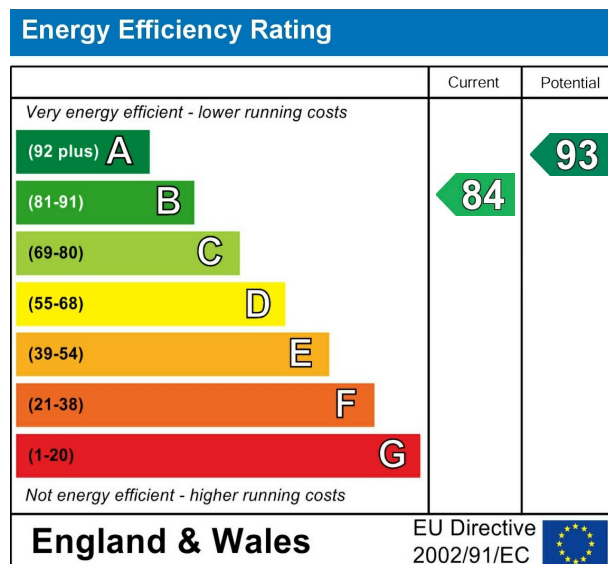
Ground Floor



First Floor



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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