





Accommodation

Located in a highly desirable area, this modern detached family home has been extended and completely transformed by the current owners. A two storey extension has created further living space and the house now offers five bedrooms to the first floor, plus a further multi-functional room to the ground floor, which with ensuite facilities, would be ideal for use as a further bedroom, especially to those looking to incorporate an elderly relative.

The house now reveals a meticulously maintained and spacious interior, extending to approximately 1750 square feet in total. The house offers a very well presented interior, feeling light and airy, with neutral tones used throughout. The large open plan kitchen/diner/family room is a real feature, ideal for family living and being both stylish and practical, coming fully equipped with fitted appliances and a large breakfast bar.

The house is located in a small cul-de-sac and situated in one of Ripon's most sought after residential areas. The property is well placed for Ripon's secondary schools, with both the Outwood Academy and the highly regarded Ripon Grammar School just a short distance away. Shops and amenities are available close by, whilst the house is also ideally placed for countryside walks.

The main entrance door leads to a spacious entrance hall, with a tiled floor and stairs rising to the first floor. There are doors leading to a large main living room, bedroom 6/study with modern ensuite shower room and the stunning open plan kitchen/diner/family room. The kitchen offers an extensive range of fitted units, whilst there is also a utility room. To the first floor there is a landing with loft access, five bedrooms (four of which have fitted storage) and a stylish house bathroom, fully tiled and fitted with a modern white suite, including both a bath and shower.

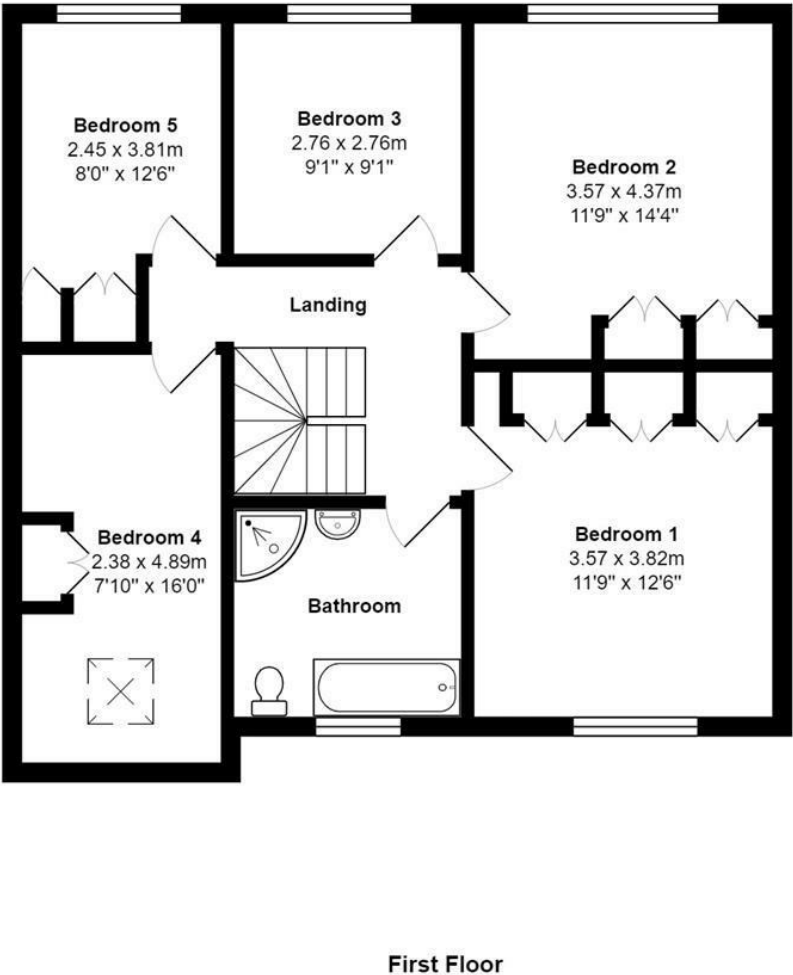
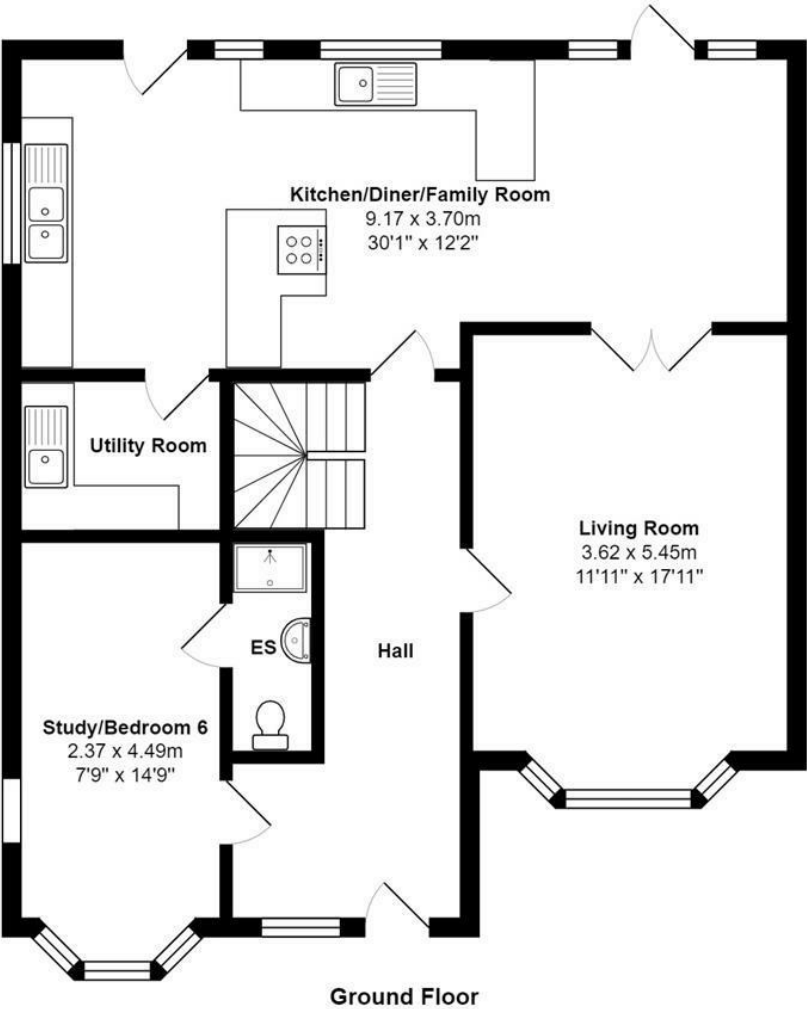
Externally there is an open lawned front garden, whilst a driveway provides parking. A pathway leads to the front door and continues to the side of the house, giving access through a gate to the enclosed rear garden. The rear garden is again mainly laid to lawn, with a large patio area leading off the kitchen/family room, plus a handy timber storage shed.

Properties of this quality are rare to market and an internal inspection is required to appreciate the space and flexibility available, whilst the house also offers great value for money, in comparison to the current new builds available in the Ripon area.



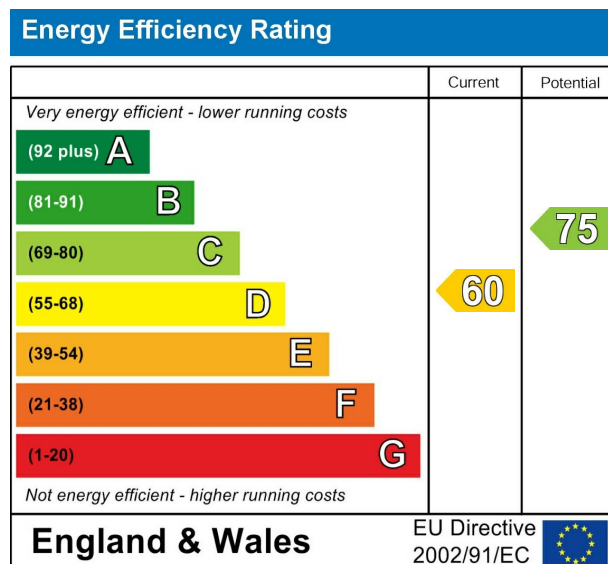


Floorplan





EPC



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