







## **Accommodation**

Located on a highly sought after development, this beautifully presented family home reveals a stylish interior and spacious open plan living. Constructed in 2020, the house sits on a good size plot, with driveway parking for several vehicles and a private enclosed rear garden, ideal for family life.

The property is finished to a high standard and having only recently been built, the house 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, a large storage cupboard and the cloakroom/WC. The open plan kitchen/living room offers a great entertaining and dining space, whilst also being family friendly and the space flows beautifully to the garden, through bi-fold doors. The kitchen comes fitted with an extensive range of modern units and some integrated appliances. To the first floor there is a landing with loft access, main bedroom with fitted wardrobes and a stylish ensuite shower room, two further bedrooms with fitted wardrobes and the modern house bathroom, tiled and fitted with a white suite including a bath with glazed screen and shower over.

Externally there is an open lawned garden to the front of the house, with a pathway leading to the front door. A block paved driveway provides parking for several vehicles and gives access to the single garage, which has power and light, overhead storage and further access door from the garden. The rear garden offers a high degree of privacy, being fully fenced and part laid to lawn, whilst also benefitting from a good size patio.

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.



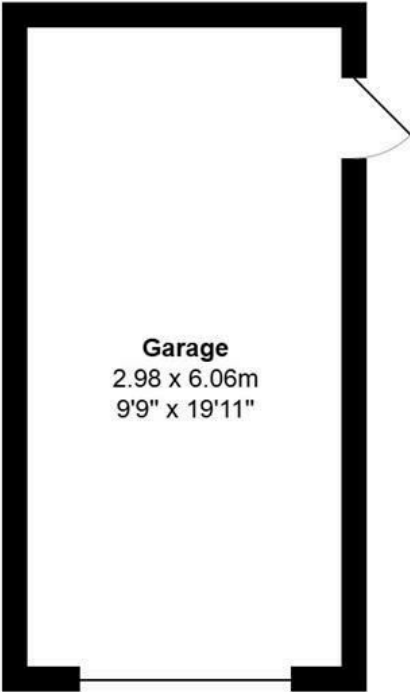








Floorplan



**Garage**  
2.98 x 6.06m  
9'9" x 19'11"

Garage



**Kitchen / Dining /  
Living Area**  
5.29 x 8.70m  
17'4" x 28'7"

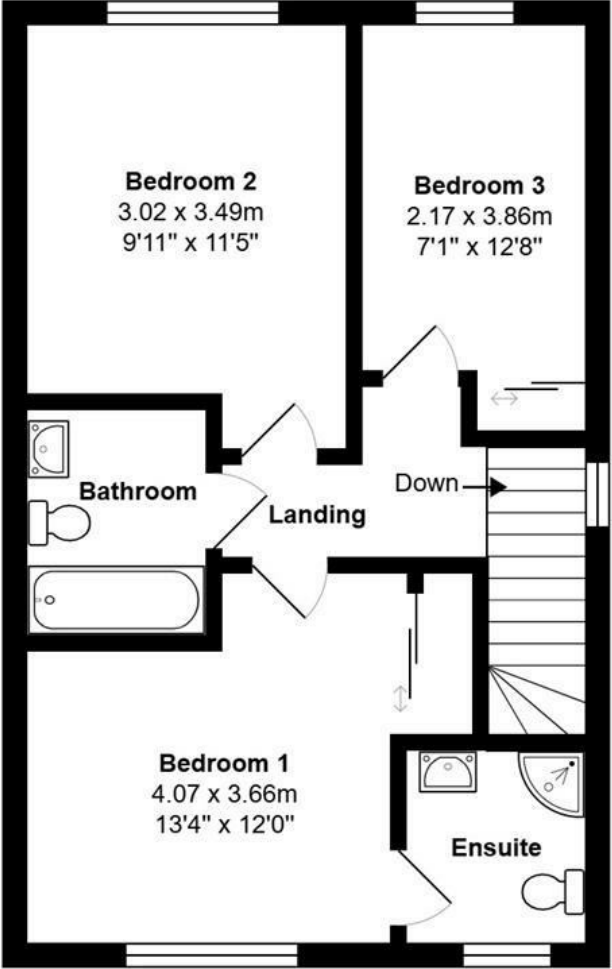
Cpd

Up

Hall

WC

Ground Floor



**Bedroom 2**  
3.02 x 3.49m  
9'11" x 11'5"

**Bedroom 3**  
2.17 x 3.86m  
7'1" x 12'8"

Bathroom

Landing

Down

**Bedroom 1**  
4.07 x 3.66m  
13'4" x 12'0"

Ensuite

First Floor

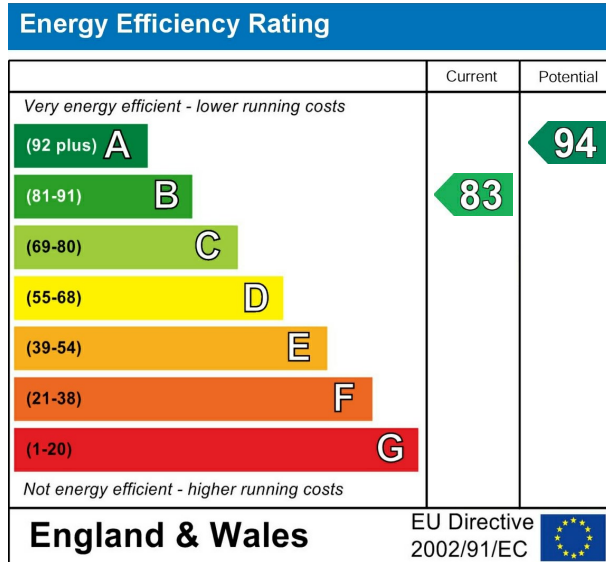








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