



The New Stables, 71 Palace Road, Ripon, North Yorkshire, HG4 1UW

An immaculately presented and spacious detached family home providing 4 bedroom and 3 bathroom accommodation approaching 3000sqft, which is located within a highly sought after and private position.



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Ripon 1 mile, Harrogate 13 miles, Thirsk 13 miles (all distances approximate)

Guide Price: £875,000

- Detached family home finished to an exacting standard
- Immaculately presented accommodation designed for modern living
- Generous gardens
- Quiet & exclusive development of just 4 houses
- Generous accommodation of approximately 2750 sqft



General remarks

THE PROPERTY

The New Stables is an immaculately presented detached family home that was completed in 2019 and benefits from the remainder of a 10-year build guarantee. It forms part of an exclusive development of just 4 individually designed detached houses which are located just off Palace Road which is one of Ripon's most sought-after residential areas.

The property has been designed to provide light and spacious accommodation with generously proportioned rooms and a high level of finish throughout which includes quality fixtures and fittings. The property is approached through a double height glazed reception hall with a galleried landing over and a cloakroom off that leads to a generous sitting room with bi-fold doors opening to the garden. There is family room/snug opening to the dining room and then leading to the kitchen which has a range of built in units, a central island unit with breakfast bar area and a range of integrated appliances. The utility room offers internal access to the integral double garage and a door to the garden. To the first floor, a galleried landing leads to the principal bedroom with en-suite shower room and dressing area, guest bedroom with en-suite

shower room, two further bedrooms, a house bathroom and separate dressing room.

OUTSIDE

A shared private access road leads to the front of the property where there is private parking in front of the garage with landscaped gardens beyond which are laid to lawn with mature borders and estate style fencing. To the rear, there is a good sized enclosed lawned garden with a paved patio running the length of the house and steps leading to a lower level where there is a garden room and further patio.

LOCATION

The property is located in a much-sought residential area next to Ripon Golf Club which adjoins open fields. The city centre is within approximately one mile which is centred around a traditional market square and includes an extensive range of shops and amenities. There are a number of primary schools nearby and the highly acclaimed Ripon Grammar School. For the commuter, there is good road access to the surrounding towns of Harrogate and Thirsk and the A1(M) offers quick access to the nearby commercial centres of North & West Yorkshire as well as Teesside and the Northeast. Mainline rail services from Thirsk give direct access to London's Kings Cross.

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Approximate Gross Internal Area
 Ground Floor = 1414 sq ft / 131.4 sq m
 (Including Garage)
 First Floor = 1316 sq ft / 122.3 sq m
 Summer House = 142 sq ft / 13.2 sq m
 Total = 2872 sq ft / 266.9 sq m

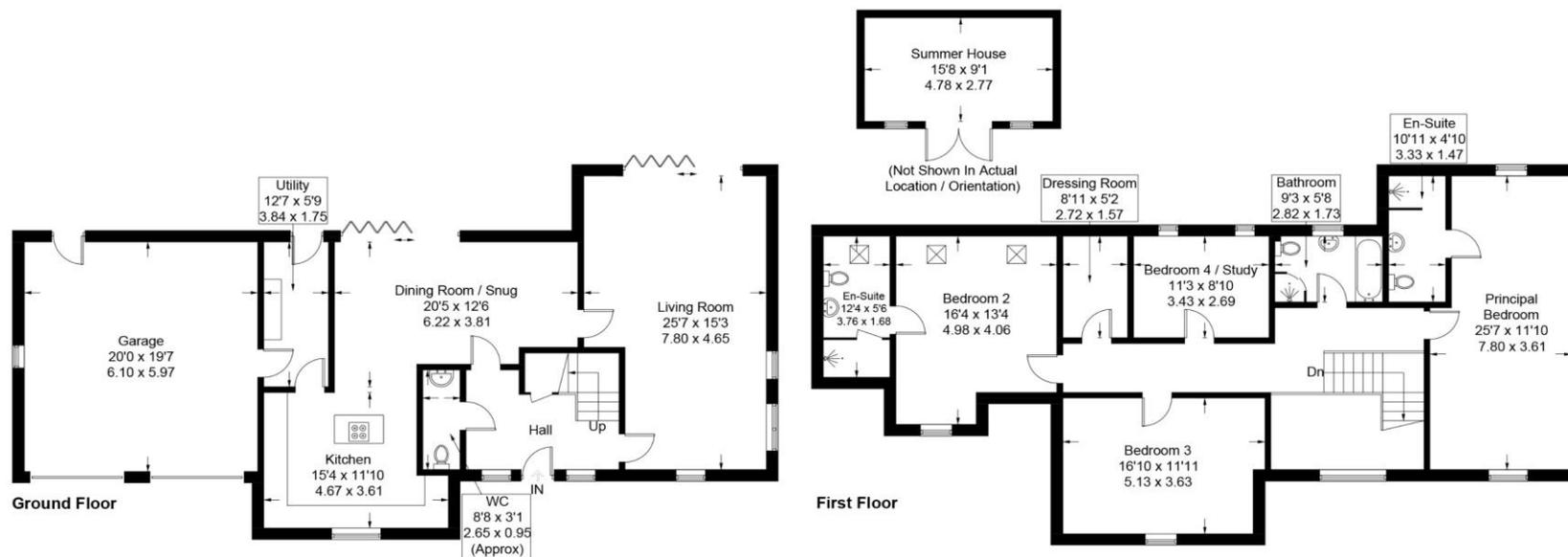
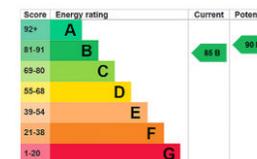


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Directions

DIRECTIONS Postcode: HG4 1UW

what3words: ///copying.replying.drums

From Ripon city centre, head north on Palace Road and just before Ripon Golf Club, turn right at the sign for New Stables, 71 Palace Road and the property is on the left-hand side.

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- The property is connected to mains gas, electric, water and drainage. The property has the benefit of gas fired central heating with zoned underfloor heating to the ground floor and radiators upstairs.
- Private parking and a double garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Contact us



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