



**7 MALLORIE CLOSE
RIPON**

OFFERS OVER £560,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

Situated in a desirable Residential Area in the West of the Historic Cathedral City of Ripon sits this fantastic Four Bedroom Detached Home which offers spacious accommodation throughout and benefits from a lovely well stocked rear garden, double garage and is within easy walking distance of the City Centre and its many amenities as well as the highly rated Ripon Grammar School.

The property benefits from double glazing, gas fired central heating and modern fixtures and fittings throughout. The accommodation on the ground floor briefly comprises entrance hall with cloak cupboard, w/c and stairs leading to the first floor, large living room with log burning stove which flows into the lovely garden room offering views, and double doors, into the garden. The kitchen offers fitted floor and wall units along with built in dishwasher and Rangemaster cooker. There is also the benefit of a spacious office/double bedroom on the ground floor, along with boot room, utility room and storage area.

- 4 BEDROOMS**

- 2 RECEPTION ROOMS**

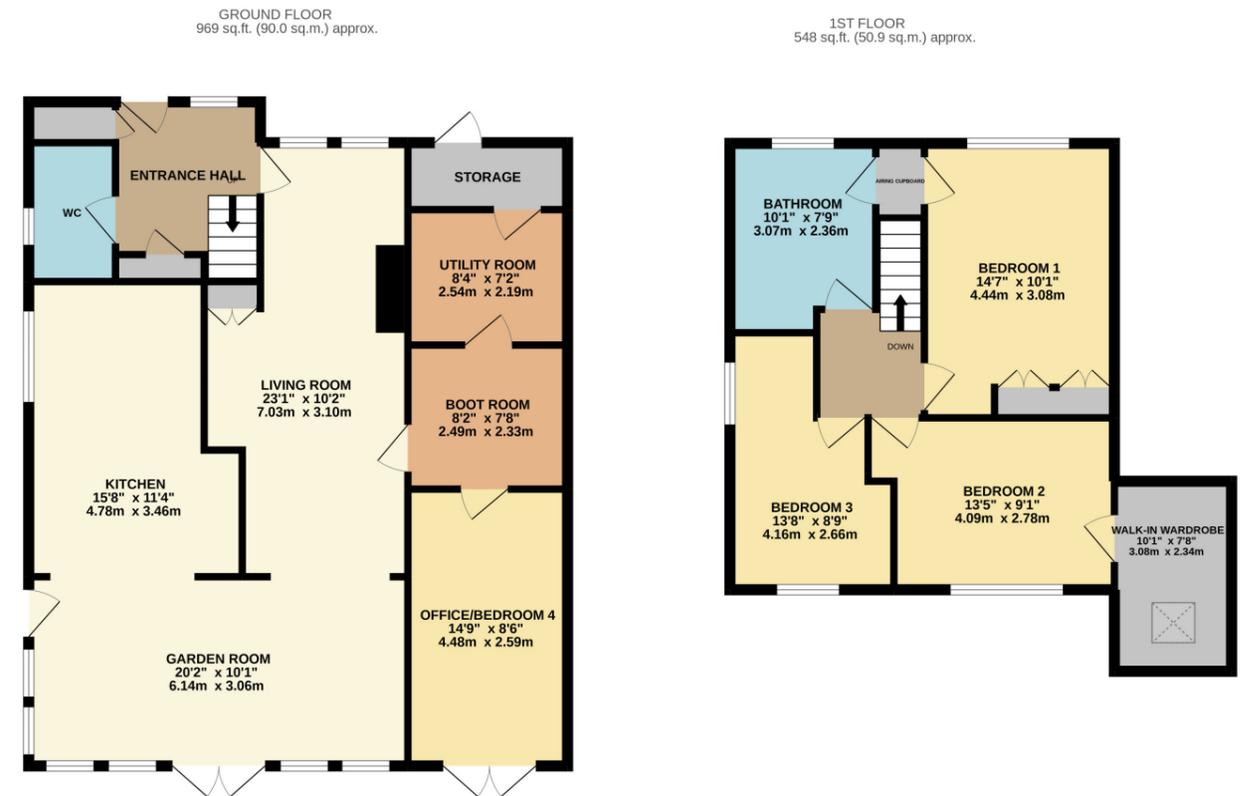
- 1 BATHROOM**

- ENERGY RATING: TBC**

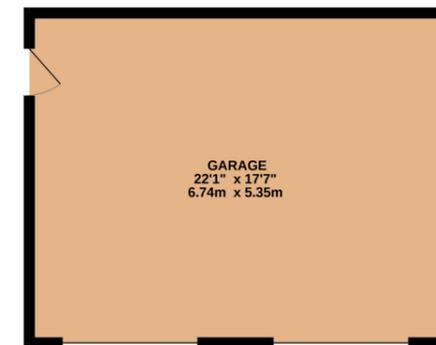
- COUNCIL TAX: E**

- TENURE: FREEHOLD**

To the first floor there are three double bedrooms. The main bedroom offers wardrobes and 'Jack and Jill' access to the house bathroom. Bedroom two has excellent views over the garden and cricket pitch, as well as a large walk in wardrobe, and bedroom three offers a spacious double room. The house bathroom has a separate bath and walk in shower. The attic space is partially boarded perfect, for storage.



DOUBLE GARAGE
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1904 sq.ft. (176.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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OUTSIDE

Externally the home has a driveway for two cars, front and rear garden, the rear garden is private and well stocked and has a greenhouse, raised beds, storage shed and rear gate access. At the rear there is a large double garage with electric doors and roof storage.

There are fantastic walks close by with Studley Deer Park and Fountains Abbey only a mile away.

APPROXIMATE DISTANCES

Ripon City Centre	800 metres
Harrogate Town Centre	12 miles
Railway Station	9 miles
Bus Route	300 metres
A1(M)	5 miles
Airport	23 miles

DIRECTIONS - HG4 2QE

Take the A61 towards Ripon. At the first roundabout take the third exit. At the first roundabout take the first exit onto Harrogate Road, continue onto Low Skellgate, then take a sharp left onto Somerset Row/B6265. Continue on the B6265 and turn right into Mallorie Close.



INSIDE

GROUND FLOOR

Entrance Hall

Cloakroom with wc

Living Room

23'1" x 10'2"

Garden Room

20'2" x 10'1"

Kitchen

15'8" x 11'4"

Office/Bedroom Four

14'9" x 8'6"

Boot Room

8'2" x 7'8"

Utility Room

8'4" x 7'2"





FIRST FLOOR

Landing

Bedroom One 14'7" x 10'1"

Bedroom Two 13'5" x 9'4"

Walk-in Wardrobe 10'1" x 7'8"

Bedroom Three 13'8" x 8'9"

Bathroom 10'1" x 7'9"

