



1 Westfield Grange Ripon

Guide Price £1,095,000



MYRINGS
Harrogate's Family Estate Agent



1 Westfield Grange Ripon Road

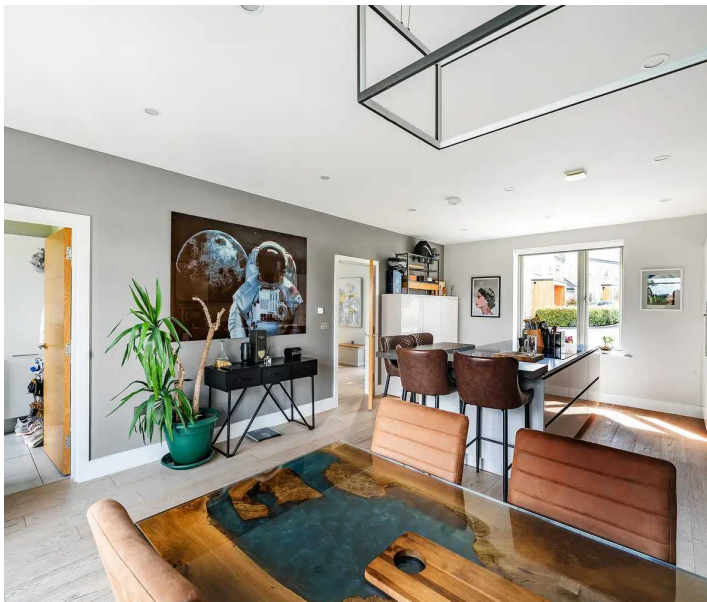
Killinghall, Harrogate

This outstanding five bedroom detached home constructed in 2020 to exacting standards forms part of an exclusive, gated development of just five properties and boasts a substantial plot totaling over 1 acre and lovely, countryside aspects.

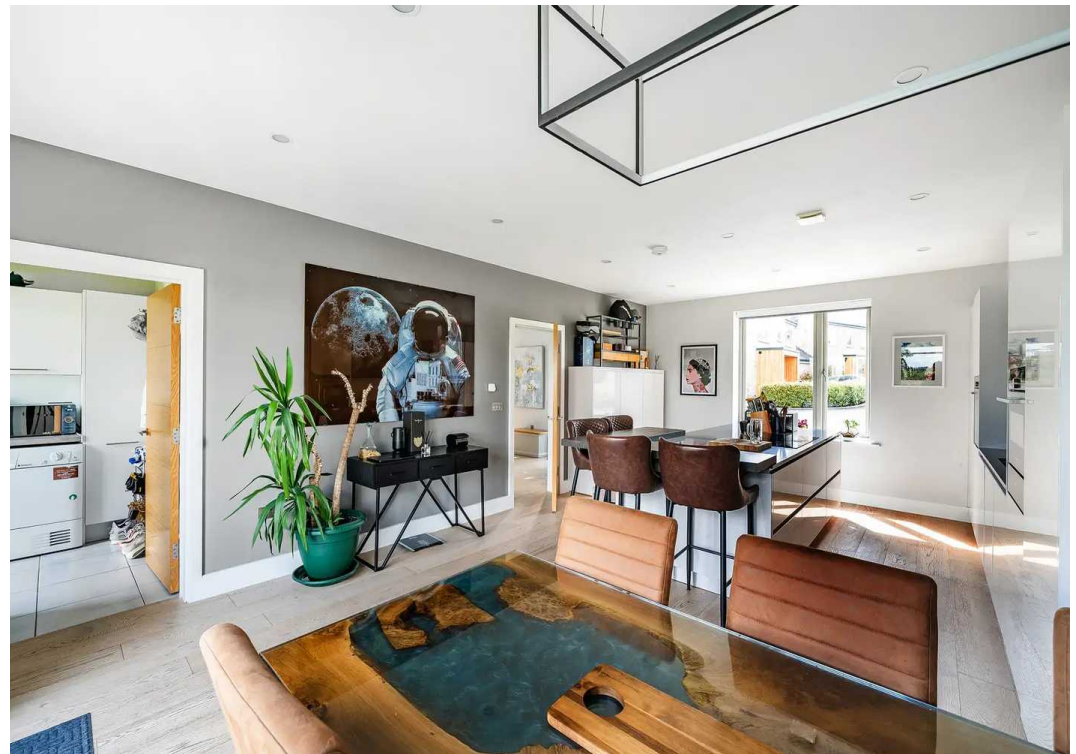
Council Tax band: G

Tenure: Freehold

- OUTSTANDING FIVE BEDROOM HOME
- CONSTRUCTED IN 2020 TO EXACTING STANDARDS
- EXCLUSIVE, GATED DEVELOPMENT OF JUST FIVE PROPERTIES
- LOVELY, COUNTRYSIDE VIEWS
- SUBSTANTIAL PLOT TOTALLING OVER 1 ACRE



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Ripon Road, Killinghall, Harrogate, HG3

Approximate Area = 2226 sq ft / 206.7 sq m (excludes void)

Limited Use Area(s) = 145 sq ft / 13.5 sq m

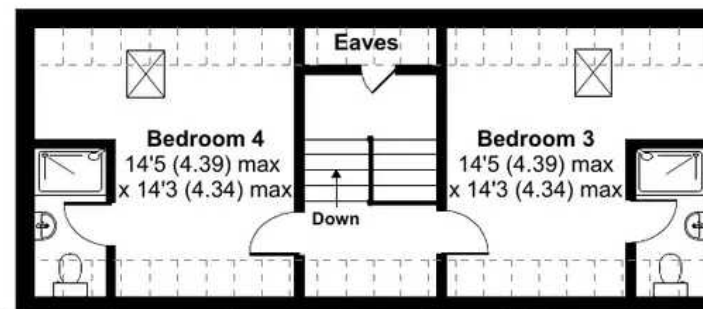
Garage = 226 sq ft / 21 sq m

Total = 2597 sq ft / 241.2 sq m

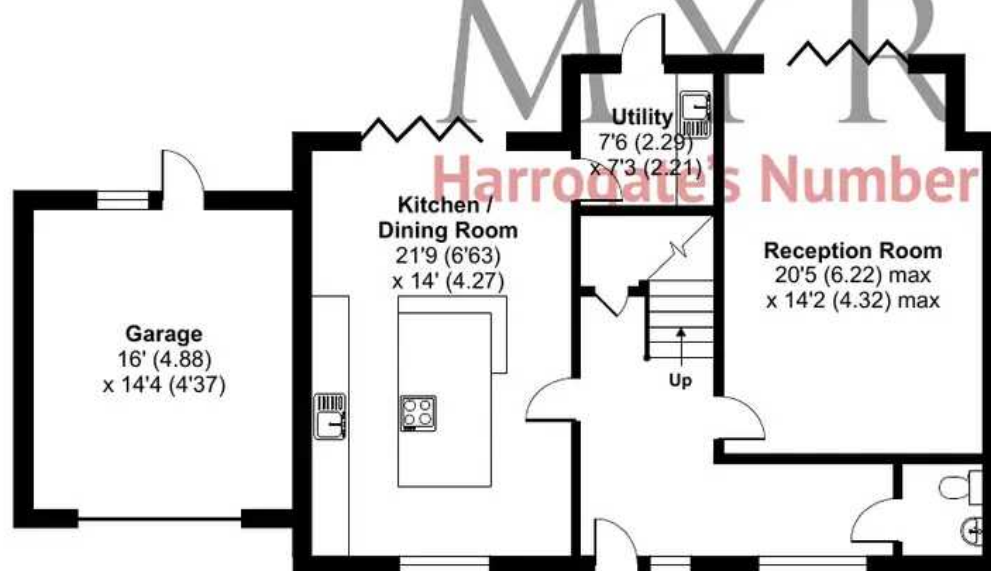
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Myrings. REF: 1019061



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