





# Clayton Farm, Mickley, Ripon, HG4 3JE

£499,950



## Description

A newly constructed detached family home, finished to exacting standards and ready for immediate occupation.

The property forms part of a small development of a former farm, Clayton Farm in the heart of this attractive and picturesque village. The village is in outstanding countryside with delightful walks surrounding and near to Ripon and Masham.

There is an additional piece of land, 1.068 acres (which includes outbuilding and concrete hardstanding area) outlined in red on the attached plan, available by separate negotiation.

## Key Internal Features

- Oak staircase incorporating feature glass panels with feature hardwood handrail and newel posts
- Security alarm system with PIR detectors protecting house and garage
- Interconnected smoke, heat and carbon monoxide detectors
- Liquid propane gas central heating
- Oak internal doors and polished chrome handles
- Stone hearth and chimney flu in place ready to accept wood burner
- Carpets and flooring fitted as seen







### Key External Features

High performance double glazed Bi-Fold doors  
High Quality timber double glazed windows  
High performance composite entrance door  
Contemporary external lighting  
Front and rear gardens turfed and landscaped to approved scheme  
Timber fencing and gates and stone boundary walls  
Buff textured paving to large patios and paths  
Detached double garage with electric garage door, incorporating power and with water supply

### Kitchen

Fully fitted quality designer kitchen  
Oak block effect worktop with matching upstands and glass splashback  
Chrome LED down lighters to ceiling, light fittings under wall units  
Induction Hob with integrated extraction  
Stylish integrated appliances  
Polished chrome sockets over worktops

### Bathroom/WC

White contemporary Sanitary ware  
Contemporary Bathrooms  
Chrome taps  
Wall and floor tiling  
Chrome LED down lighters  
Thermostatically controlled fixed head shower

### Tenure

Freehold

### Services

All mains services with the exception of mains gas are connected to the property.

### Directions

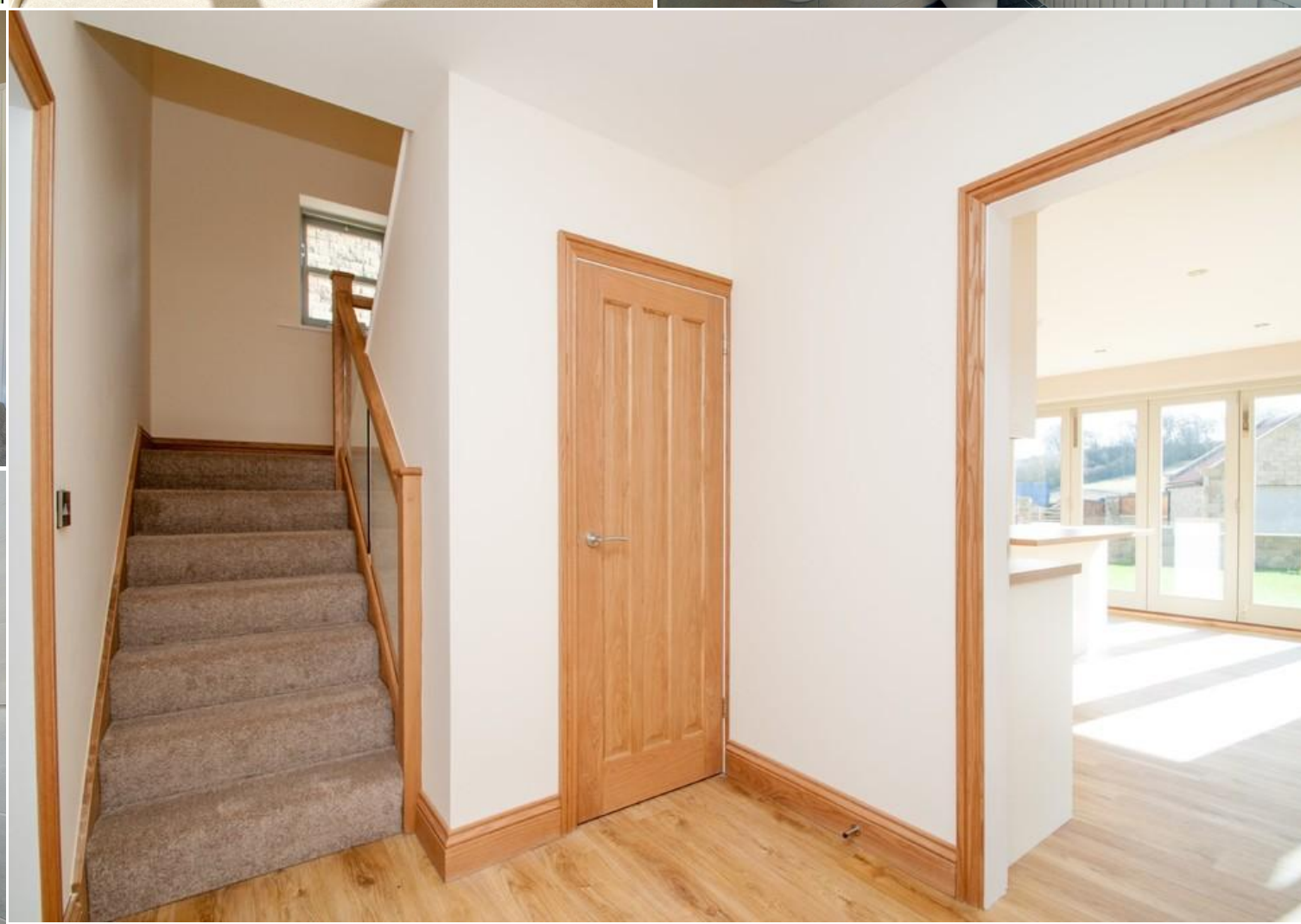
Leaving Ripon on the Kirkby Road continue onto Triplins Lane. Turn left onto Musterfield Lane, turn right and continue onto Carr Lane and then Railer Bank into the village.







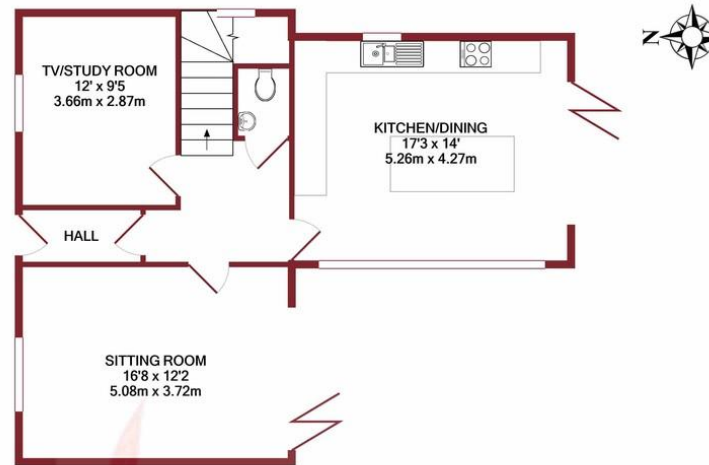




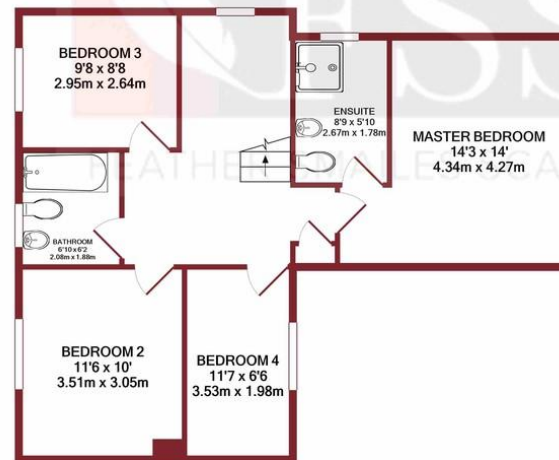








GROUND FLOOR  
APPROX. FLOOR  
AREA 710 SQ.FT.  
(65.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 708 SQ.FT.  
(65.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1418 SQ.FT. (131.7 SQ.M.)

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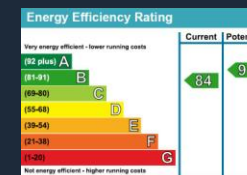
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