



Deep Ghyll Croft

Ripon

JOPLINGS
Property Consultants

Built in 1972, 5 Deep Ghyll Croft is a FAMILY HOME situated in a quiet cul-de-sac. This property has THREE BEDROOMS, the Master Bedroom having an Ensuite Shower Room. The property benefits from both an extended Dining Room and a Playroom/Study both having access on to the Rear Garden.

The property is well situated, close to local amenities and primary schools.

Guide price £264,950



DIRECTIONS

From Joplings Ripon Office take the Kirkgate turning off the market place and bear right down Duck Hill. Turn left at the bottom into Skellgarths. At the roundabout take the right hand turning onto King Street. This becomes Bondgate. Turn right into Newton Gardens. Continue onto Quarry Moor Lane. Deep Ghyll Croft is a left turning off this road. Follow the road to the bottom and bear left. You will find the property on the left hand side.

ADDITIONAL INFORMATION

Ripon is the third smallest city in England and is known for the imposing Cathedral, Ripon Racecourse and the nearby, Fountains Abbey and Studley Royal Gardens. Ripon Market Place is at the centre of the City with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools which feed into the renowned Ripon Grammar School and The Outwood Academy, both receiving Outstanding in their latest Ofsted reports.

Ripon History ...

The town Bell-Man rings the Corn Bell on Thursday morning at 11am to officially announce the start of trading. The Hornblower (the Wakeman) blows his horn on each corner of the market Obelisk at 9pm every night to set the watch.

For those who commute ...

Ripon has good links for the A1 and A19. The Number 36 bus leaves Ripon every 15 minutes for Harrogate and then on to Leeds. For the train, Thirsk is approximately 21 minutes or Harrogate is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 46 minutes travelling distance.

ENTRANCE

UPVC Part Glazed Front door gives access to the property.

ENTRANCE HALL

Stairs leading to the First Floor. Radiator.

WC 4'8" x 2'3" (1.42m x 0.69m)

UPVC Double Glazed window to the Side. WC and wash hand basin.

LIVING ROOM 16'9 x 14'9 (5.11m x 4.50m)

(narrowing to 10'10)

UPVC Double Glazed Bay window to the Front. Gas Fire set within a marble hearth and back with resin surround. Under Stairs Cupboard. Wall Lights. Smoke Alarm. TV Point. Radiator. Archway through to Dining Room.

EXTENDED DINING ROOM 19'4 x 9'2 (5.89m x 2.79m)

Full height and width UPVC Double Glazed Patio Door leading to Patio Garden. Radiator.

KITCHEN 10'10" x 8'9" (3.30m x 2.67m)

UPVC Double Glazed window to the Side. Range of base and wall units with granite effect work surface over. Breakfast Bar. Inset Stainless Steel one and a half sink with mixer tap. Hotpoint electric double oven with ceramic hob and extractor over. Space and plumbing for dishwasher. Integrated Fridge. TV Point. Glazed panelled door leading to:

UTILITY ROOM 9'1" x 7'5" (2.77m x 2.26m)

UPVC Double glazed Stable Door. Space and plumbing for washing machine. Gas central heating boiler.

PLAYROOM/STUDY 17'1" x 7'8" (5.21m x 2.34m)

UPVC Double Glazed Patio Doors leading to Patio Area and a further high level Timber window. Door leading to Garage. Radiator.

FIRST FLOOR

LANDING

UPVC Double Glazed window to the Side. Loft Access (loft is partially boarded and has pull down loft ladder).

MASTER BEDROOM 11'3" x 10' (3.43m x 3.05m)

UPVC Double Glazed window to Rear. Range of fitted wardrobes and drawers. Radiator.

ENSUITE SHOWER ROOM 6'10" x 6'3" (2.08m x 1.91m)

UPVC Double Glazed opaque window to the Rear. Large walk-in Shower Cubicle, built in WC, wash hand basin with Vanity Unit storage. Radiator.

BEDROOM TWO 11'5" x 10'3" (3.48m x 3.12m)

UPVC Double Glazed window to the Front. Range of fitted wardrobes and drawers. Wall Lights. TV Point. Radiator.

BEDROOM THREE 8'2 x 7'5 (2.49m x 2.26m)

UPVC Double Glazed window to the Front. Radiator.

HOUSE BATHROOM 6'1" x 11'4" max (1.85m x 3.45m max)

UPVC Double Glazed opaque window to the Side. Corner Bath with Shower over. Half tiled walls. Fitted WC and wash hand basin with Vanity Unit and drawers. Chrome heated ladder style towel rail.

OUTSIDE

TO THE FRONT

Block paved Driveway. Mainly laid to lawn with shaped beds and borders.

SINGLE GARAGE

Up and Over Door. Power and light. Divided into workshop and store. Workshop has a Timber window.

TO THE REAR

Paved and fenced Patio Area with raised bed. Accessed via Patio Doors from the Playroom/Study and Dining Room

SERVICES

Mains Water

Electricity

Drainage

Gas central heating

COUNCIL TAX

Council Tax Band D

VIEWINGS

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694800.

OPENING HOURS

Monday -Friday 9.00 a.m - 5.30 p.m

Saturday 9.00 a.m - 4.00 p.m

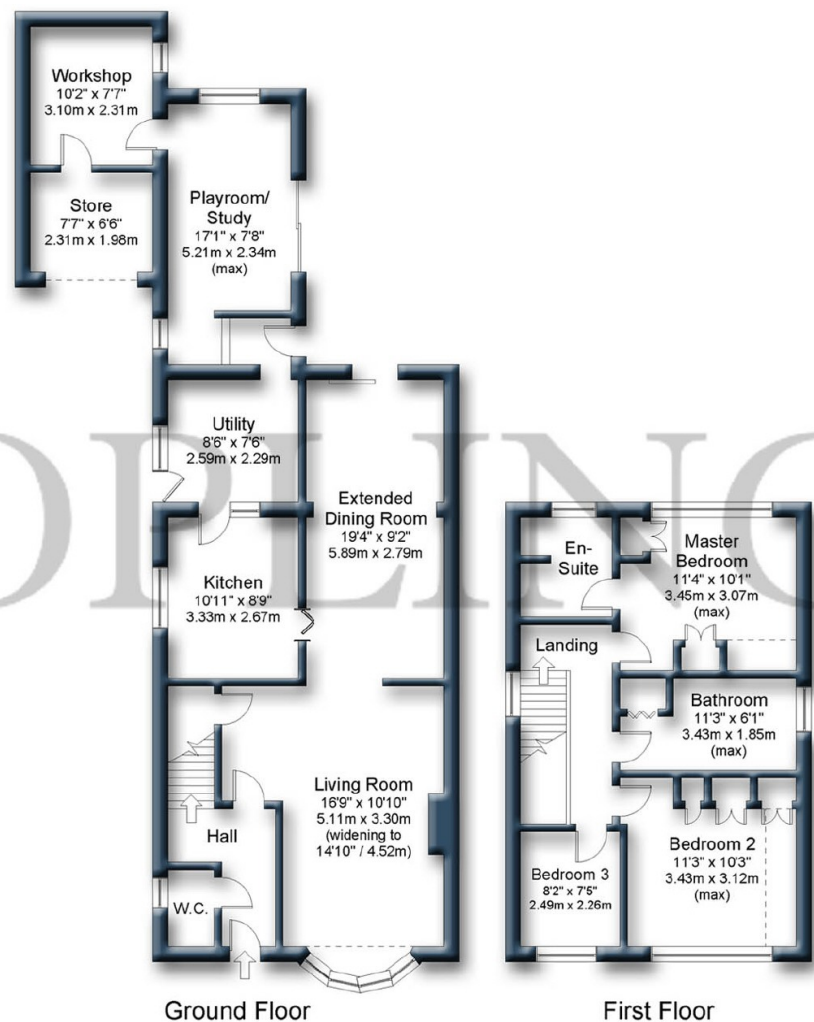
Sunday Closed

JOPLINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Architectural Designers, Building Surveyors and Valuers, with offices in both Ripon & Thirsk.







Gross internal floor area excluding Store (approx.): 129.1 sq m (1,390 sq ft)

Not to Scale.
Copyright © Apex Plans.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales		England & Wales	

IMPORTANT NOTICE

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statements or fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

Any areas, measurements or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Joplings has the authority to make or give any representation or warranty whatsoever in relation to this property or these particulars not enter into any contract relating to the property on behalf of the vendor. We have not inspected the deeds to the property and therefore any reference or inference to boundaries, rights of way etc. are subject to confirmation.

10 North Street, Ripon, North Yorkshire, HG4 1JY T: 01765 694800 F: 01765 694801
 ripon@joplings.com www.joplings.com



GUILDPROPERTY.CO.UK

www.joplings.com

