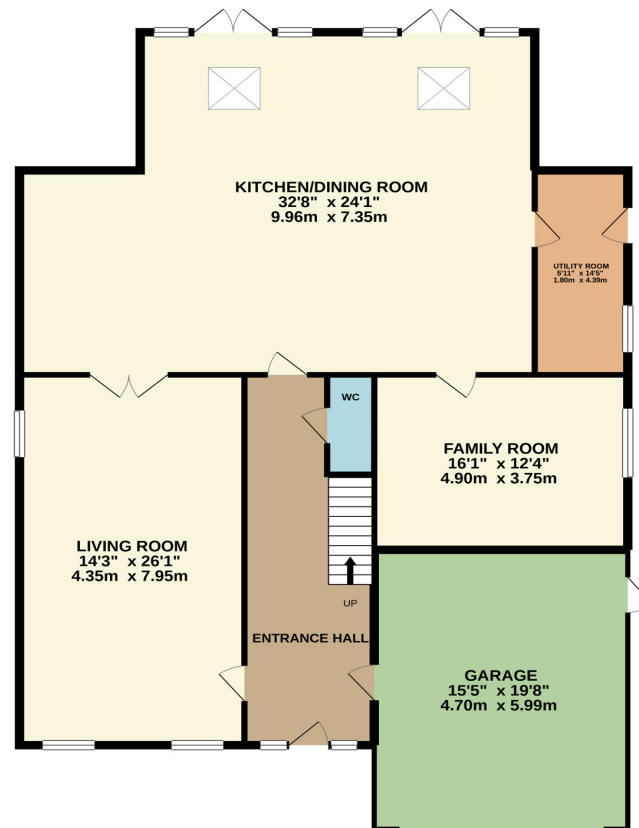
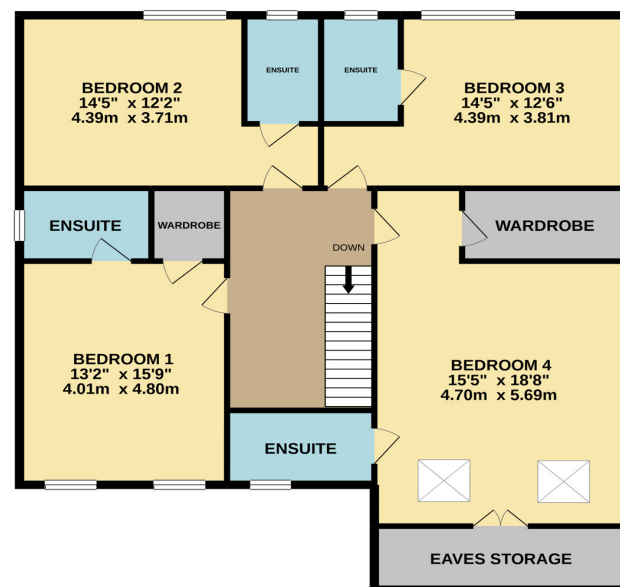


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

NT NICHOLLS
TYREMAN



TROON
PALACE ROAD, RIPON

£785,000
CHAIN FREE

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

A magnificent opportunity to purchase this contemporary design, brick built, detached family home, situated in one of Ripon's most sought after residential locations, adjacent to open countryside yet still being within easy reach of the city centre.

The property forms one of only three stunning properties within an exclusive, newly built development constructed by a local house building specialist O J Developments.

The property is within walking distance of one of North Yorkshire's most prestigious golf clubs and with this in mind each purchaser is offered one year free membership.

The accommodation has been superbly designed and well planned, offering spacious rooms with the benefit of an extensive loft area, extending to approximately 750 sqft, already prepared for further development - subject to the buyer's requirements.

With the benefit of double glazing and central heating the accommodation comprises: Magnificent entrance hall, large living room, open plan living/ dining/kitchen with integrated appliances including

4 Bedrooms

3 Reception Rooms

4 Bathrooms

3,090 sqft plus 300 sqft garage

large wine cooler, split level breakfast bar/island unit and double glazed, double opening doors to the rear gardens, family room, utility room and integral garage.

To the first floor is a spacious landing, four double bedrooms, each with their own en-suite facilities and two having walk-in wardrobes and storage.

The property forms part of a private, gated development with extensive tarmac driveway, pathways and enclosed, lawned gardens with timber boundary fencing.



DIRECTIONS - HG4 1UW

Exit the A1 at junction 50 and take the A61 towards Ripon. At the first roundabout take the third exit. At the mini roundabout take the first exit onto North Road and at the traffic lights bear right onto Palace road. The development is located on the right after approximately half a mile.

TENURE

The tenure of the property is freehold.

APPROXIMATE DISTANCES

Ripon Centre	0.7 miles
Harrogate Centre	10 miles
Railway Station	8 miles
Bus Route	250 metres
A1(M)	4 miles
Airport	24.5 miles