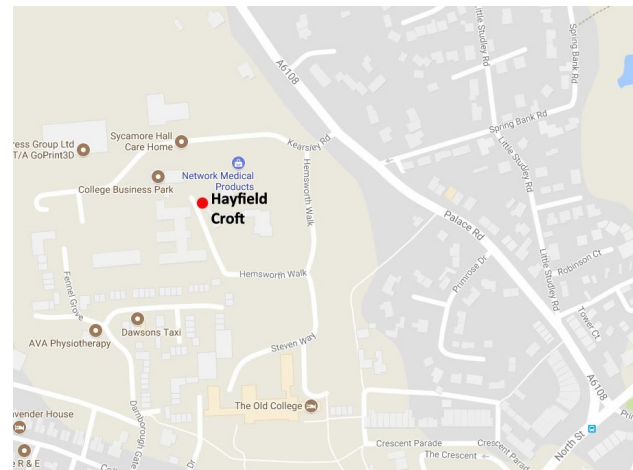


Total Area: 75.4 m² ... 812 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate take the Ripon Road (A61) until you approach Ripon. At the roundabout turn right onto the Ripon bypass. Proceed over three roundabouts and on crossing the River Ure take the first exit at the next roundabout towards the City centre and the first left along the A6108 North Road. At the clock tower turn right towards Masham on Palace Road. Take the second left turn into Kearsley Road then left into Hemsworth Walk and follow the road around to the right.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

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Highfield Croft, Hemsworth Walk, Ripon

£280,000

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Harrogate's Leading Family Estate Agent



Highfield Croft, Hemsworth Walk, Ripon, North Yorkshire,
HG4 2BA

 1  2  2

Offered with no onward chain, this impressively presented, detached two bedroom property located close to Ripon City centre, forms part of an exclusive development and boasts parking for two vehicles which is flanked by an enclosed lawned garden.

The property opens to the dining kitchen which immediately reveals the stylishly designed, modern interiors having an open plan layout that extends up to a large living room. The kitchen is fitted with high quality units having integrated appliances, granite work surfaces, central island bar and feature mirrored walls. There is space for a dining table within the kitchen or alternatively the living room is large enough to incorporate lounge furniture and dining area. The main bedroom boasts fitted wardrobes and has en-suite facilities that presents a shower room with large walk in shower and underfloor heating. This opens through to an equally stylish separate bathroom that also serves as

guest facilities. The second bedroom is well proportioned leading off the kitchen.

Known as a City for its impressive Cathedral, Ripon has the community feel of a small town. There are excellent local amenities within a short drive including public houses, restaurants and the Curzon Cinema. Ripon Golf Course is only 5 minutes away, Ripon Race Course also only 10 minutes, and for those who enjoy theme parks, Lightwater Valley is within a 10 minute drive. Located at the gateway to the Yorkshire Dales which is renowned for its outstanding natural beauty, other places of note on the doorstep include Fountains Abbey, Studley Roger and the Newby Hall Estate. The fashionable Spa town of Harrogate is 12 miles to the South, and the A1M is only 4 miles which links into the national motorway network. There is excellent schooling for all ages close by, namely Holy Trinity Primary and the highly reputable Ripon Grammar School.



Bus
8 minutes by foot



Main Roads
A1M 4.5 miles



Train
Harrogate 13 miles



Airport
Leeds Bradford 24 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band C

Tenure

Freehold