



**Sherringtons**  
Sales & Lettings



## 1 Station Drive

Ripon, HG4 1JA

A substantial five bedroom detached property with stunning open views to the side aspect and a delightful modern light and airy kitchen dining room. The property benefits from being spacious, light and modern throughout, two reception rooms, five bedrooms, double glazing, gas central heating, double garage providing off street parking and being close to Ripon city centre and all amenities. The property comprises: Front door, entrance hall, Cloaks/W.C., lounge, study/bedroom five, inner hall, family room, utility room, kitchen dining room, stairs to first floor, bedroom one with ensuite, three further bedrooms and house bathroom. Externally: Extensive open plan lawned garden extending to the side of the property with raised patio area making the most of the open views. To the rear enclosed patio garden with raised patio area leading to a detached double garage. There is also an option to buy 5 acres of nearby land. A superb property that must be viewed.

**Asking Price £525,000**

# 1 Station Drive

Ripon, HG4 1JA



- DETACHED FIVE BEDROOM HOUSE
- WITH STUNNING OPEN VIEWS
- TWO RECEPTION ROOMS
- LARGE LAWNED + PATIO GARDENS
- DOUBLE GARAGE PROVIDING OFF
- DOUBLE GLAZING + GAS CENTRAL
- STREET PARKING
- HEATING
- WALKABLE TO RIPON CITY
- CENTRE

## ENTRANCE DOOR

Double glazed front door leading into:

## ENTRANCE HALL

6'0" x 9'4" (1.83m x 2.84m)

Solid wood floor, radiator, ceiling coving, understairs storage, wall mounted heating thermostat, stairs leading to first floor.

## CLOAKS/W.C.

Solid wood floor, low level W.C., pedestal hand wash basin and taps, radiator, double glazed window to rear aspect.

## LOUNGE

16'1" x 10'8" (4.90m x 3.25m)

Double glazed window to side aspect, walk in bay window to front aspect, feature fire place housing gas fire, double radiator x two.

## STUDY/ BEDROOM FIVE

9'4" x 10'1" (2.84m x 3.07m)

Solid wood floor, two x double glazed windows to side aspect, ceiling coving, double radiator.

## INNER HALL

5'6" x 10'1" (1.68m x 3.07m)

Solid wood floor, double radiator, inset ceiling spot lights.

## FAMILY ROOM

10'1" x 10'0" (3.07m x 3.05m)

Double glazed window to side aspect with open views, double radiator.

## UTILITY ROOM

5'0" x 7'5" (1.52m x 2.26m)

Range wall and base units with work surface over, sink unit housing bowl and drainer with swivel mixer tap, wall mounted boiler, space and plumbing for washing machine.

## KITCHEN DINING ROOM

24'9" x 10'7" (7.54m x 3.23m)

Range modern wall and base units with work

surface over, sink unit housing 1.5 bowls and

drainer with swivel mixer tap, integrated four ring

6'2" x 5'5" (1.88m x 1.65m)  
gas hob and oven with extractor hood over, integrated fridge freezer and dishwasher, inset ceiling spot lights, double glazed windows to side and rear aspect, double glazed patio doors to rear wood flooring, wall mounted heated towel rail, patio garden with open views to the side aspect. double radiator, vaulted ceiling with two velux windows, wood burning stove.

## BATHROOM

Modern white suite comprising: Panelled bath with overhead mains shower, vanity unit housing basin and taps, low level W.C., tiled walls, laminate double glazed window to rear aspect.

## EXTERNALLY

### FRONT GARDEN

Extensive open plan lawned garden extending to the side of the property leading to raised patio area full length to one side with open views.

### REAR GARDEN

Enclosed patio garden with a further raised patio area leading to a detached double garage.

### DOUBLE GARAGE

17'11" x 17'4" (5.46m x 5.28m)

Double garage with light and power and roof suitable for storage with two parking spaces to the front of the garage providing off street parking.

### AGENTS NOTE

The current owner also owns 5 acres of grassland over the road from the property, so there is an option to purchase the 5 acres of land at circa £100k.

## ENSUITE SHOWER ROOM

5'10" x 7'4" (1.78m x 2.24m)

Modern white suite comprising: Corner shower cubicle with mains shower and rain drop head, pedestal hand wash basin and taps, low level W.C., part tiled walls, wall mounted heated towel rail, double glazed window to side aspect.

## BEDROOM TWO

10'11" x 10'4" (3.33m x 3.15m)

Double glazed window to rear aspect, radiator, ceiling coving, built in wardrobes.

## BEDROOM THREE

9'1" x 9'4" (2.77m x 2.84m)

Double glazed window to rear aspect, radiator, ceiling coving, built in wardrobes with up and over units.

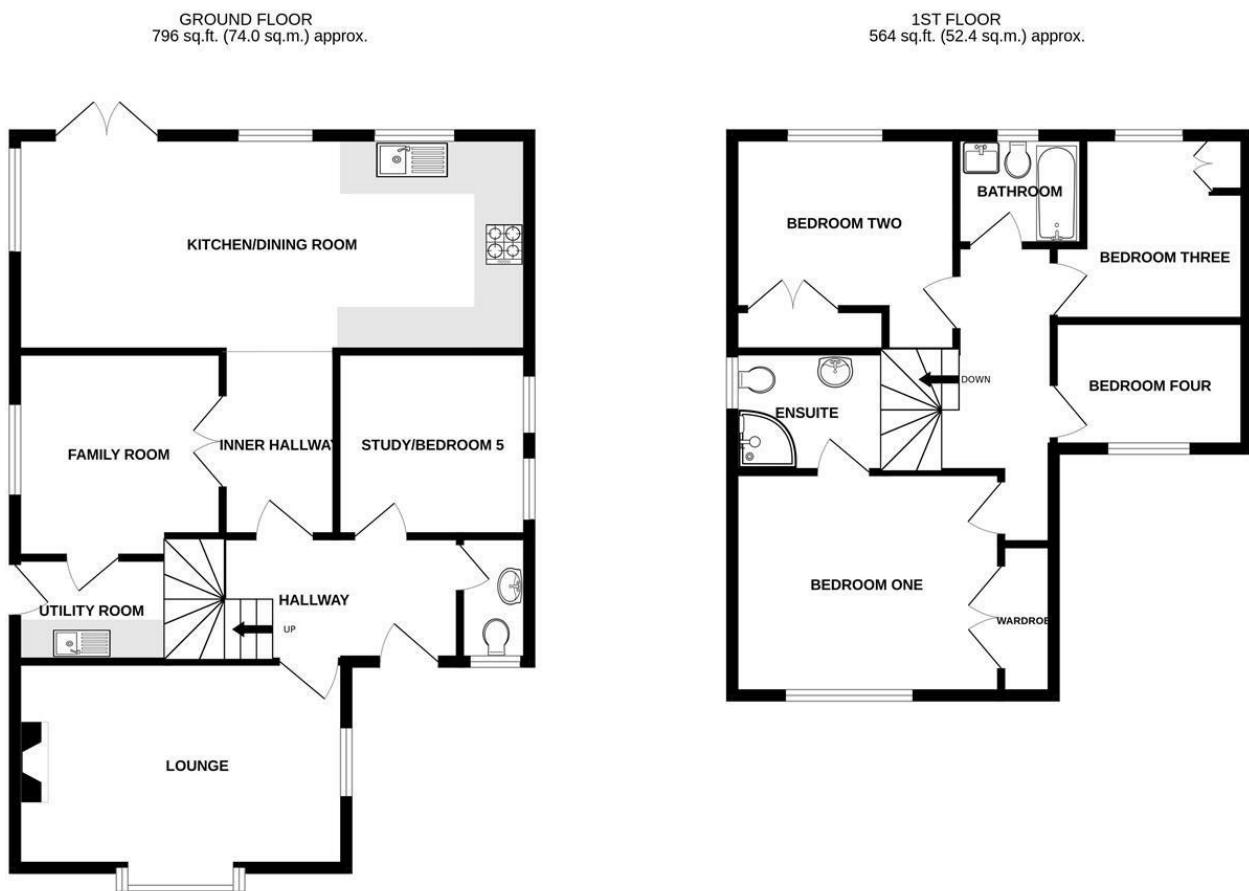
## BEDROOM FOUR

9'1" x 6'11" (2.77m x 2.11m)

Double glazed window to front aspect, radiator, laminate wood flooring.



## Floor Plan



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 sq.m.) approx.  
 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 fixtures have not been tested and no guarantee as to their operability or efficiency can be given.  
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