



4 Caxton View, Ripon, North Yorkshire, HG4 1GY

Positioned within one of Ripon's most desirable residential areas, just off Princess Road, this superb three-bedroom end-terrace home offers an exceptional opportunity to acquire a spacious and stylish property through shared ownership owning a 45.834% share.

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HG4 1ED

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dacres.co.uk   



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Guide Price: £146,669

- Shared Ownership
- Spacious Accommodation
- 3-Bedroom End Terrace
- Off-Street Parking
- Large double bedrooms
- Sought after location



General remarks

The home combines generous living accommodation, modern comforts, and an enviable location, making it ideal for families, professionals, and first-time buyers alike.

The property immediately impresses with its attractive end-terrace position and practical off-street parking located to the side of the home. Internally, the accommodation has been thoughtfully designed to create a welcoming and highly sociable environment, perfectly suited to modern family living.

The ground floor boasts a flowing and versatile layout, with well-proportioned reception spaces that connect seamlessly throughout the home. A separate dining room provides the perfect setting for family meals and entertaining guests, while double doors lead through to the spacious living area, creating an open and inviting atmosphere that can be adapted to

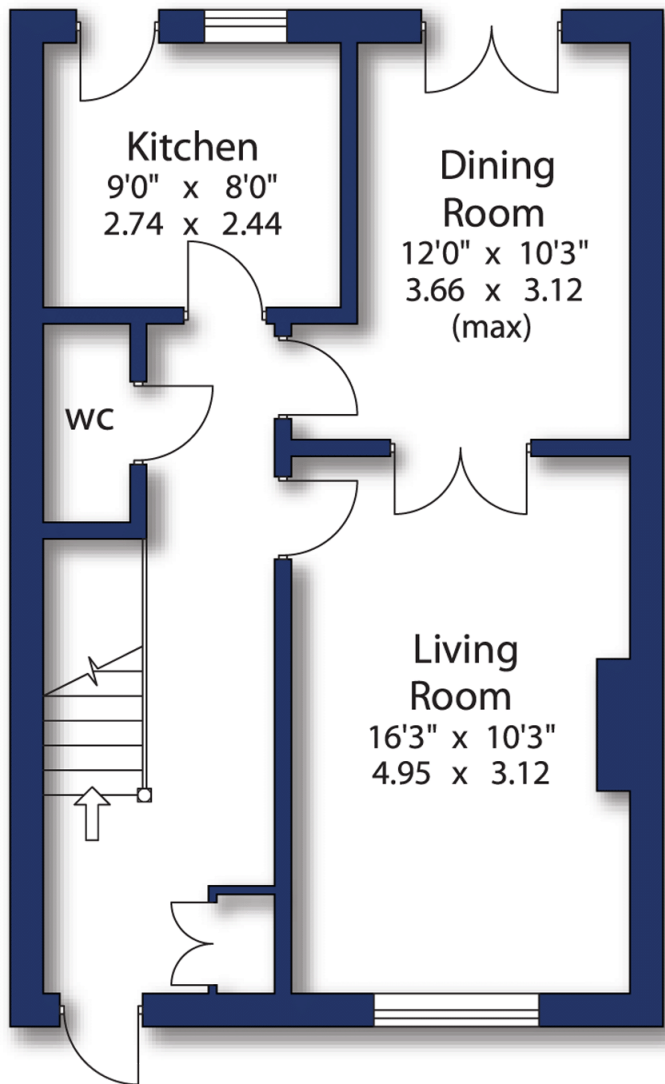
suit a variety of lifestyles. The well-planned arrangement encourages both everyday family living and larger social gatherings. The ground floor benefits further from a convenient w/c.

To the first floor, the home continues to impress with three exceptionally generous double bedrooms, each offering ample space for furnishings and storage. The principal bedroom enjoys the added luxury of a private en-suite shower room, creating a peaceful retreat at the end of the day. The remaining bedrooms are served by a well-appointed family bathroom, providing excellent accommodation for family members and guests alike.

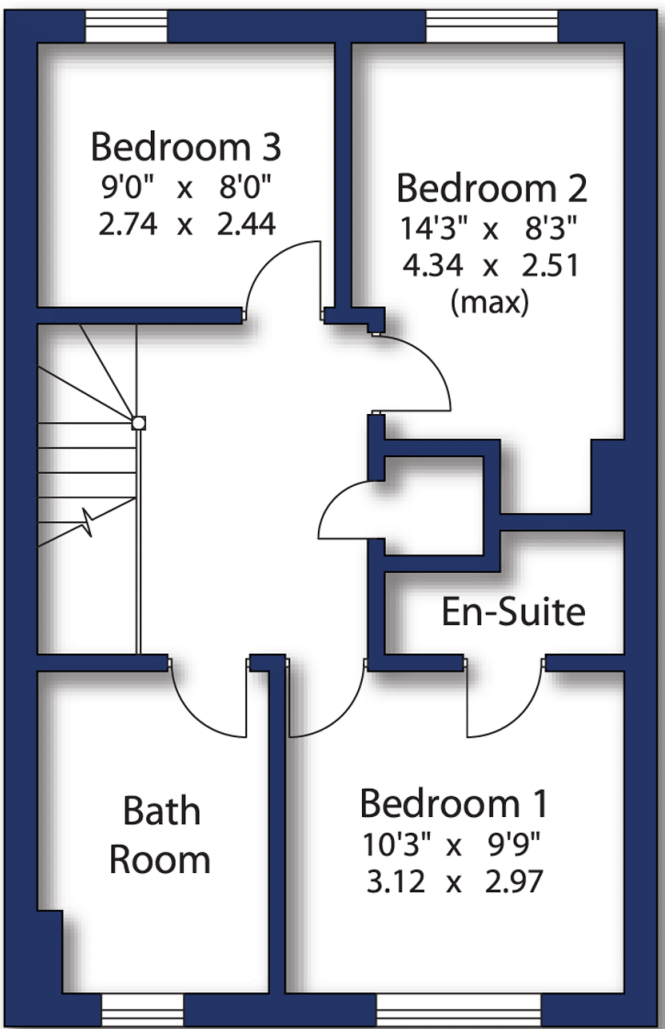
Situated within easy reach of Ripon's excellent amenities, highly regarded schools, and beautiful surrounding countryside, this fantastic home presents a rare opportunity to secure a spacious property in a sought-after location through the shared ownership scheme.

Anyone wishing to purchase the property must be assessed and approved by Home Group before any sale can be agreed.

Floorplans



Ground Floor



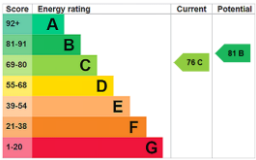
First Floor

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- Council Tax Band D

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- Off street Parking

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For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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