



32 Mallorie Park Drive, Ripon, North Yorkshire, HG4 2QF

Privately situated within around 0.3 acres of beautiful lawned gardens this well presented three bedroom detached property offers excellent family accommodation with attractive outlooks in one of Ripon's most desirable addresses.

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Harrogate 12.4 miles, Skipton 27.3 miles, Leeds 33.6 miles (all distances approximate)

Guide Price: £575,000

- Superb detached residence
- Three spacious bedrooms
- Gas fired heating & double glazing
- House shower room & downstairs W/C
- Stunning gardens front & rear
- Highly sought after location
- Detached garage



General remarks

Nestled within the embrace of substantial, manicured gardens, 'The Garden House' unveils a haven of desirable and well-planned living spaces. Every corner of this residence is adorned with meticulous attention to detail, offering a harmonious blend of comfort and elegance.

The entrance to this idyllic abode unfolds through Cricket Lane, where a detached garage and a private driveway extend a gracious welcome. The journey towards the house is a captivating stroll along a gated driveway, fringed by lush manicured gardens that guide you to a charming patio area.

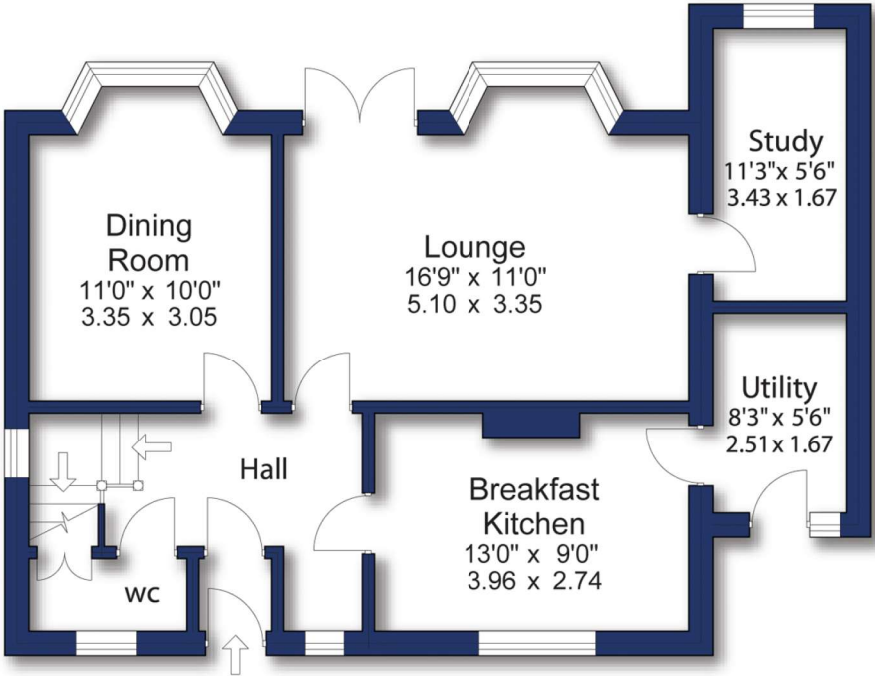
The light & bright hallway extends a warm invitation and from here, opens to reveal a symphony of spaces - the inviting dining room, the heartwarming kitchen, and the formal sitting room. The sitting room, bathed in natural light, offers charming aspects onto the landscaped grounds,

accompanied by the luxury of French doors that beckon to the rear. A sanctuary of knowledge and contemplation, the library/study beckons from an alcove of the living room. Transitioning from the hallway into the well-appointed kitchen, there is array of wall-mounted and base units, including a fitted double oven, a gas hob, and an extractor fan. Adjacent, a utility room awaits, replete with plumbing provisions for a washer and dryer. Adding to the tapestry of offerings, a separate dining room takes centre stage, adorned with a feature fireplace and elegant parquet flooring. There is also a downstairs cloaks w/c with larger than average storage cupboard.

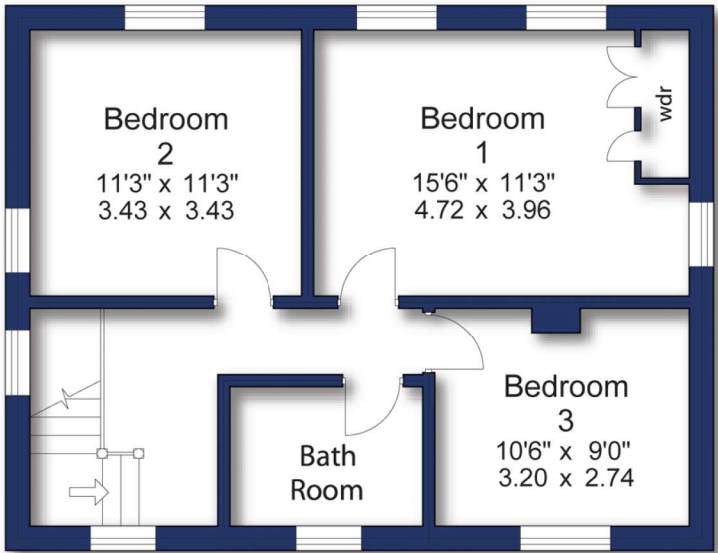
Ascending to the first floor, a trio of double bedrooms awaits, the family shower room, recently refurbished with contemporary styling, can also be found at this level. Ascending further, a capacious loft space unfolds, offering easy access to an additional realm of possibilities.

The exterior of 'The Garden House' benefits from expansive gardens, adorned with sprawling lawns and flourishing shrubbery which paint a portrait of natural splendour.

Floorplans



Ground Floor



First Floor

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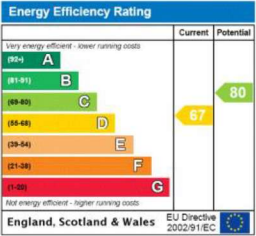


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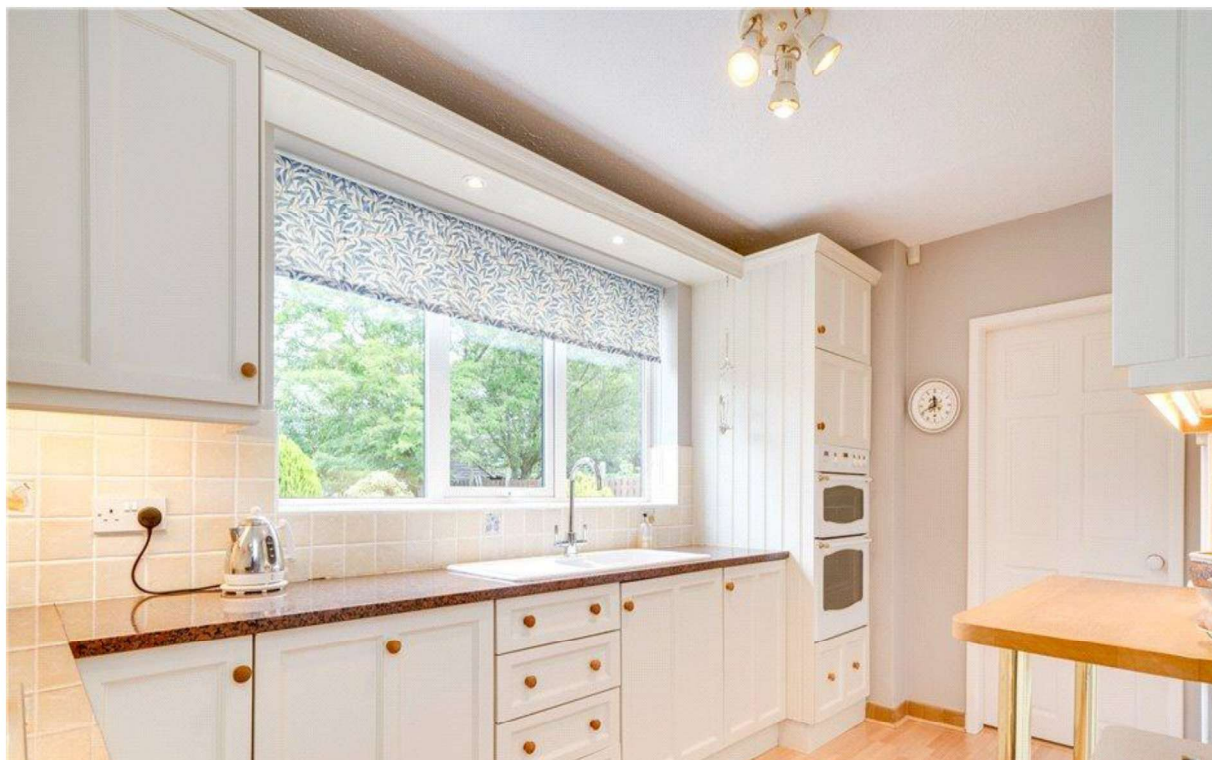


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Directions

From Ripon's Market Square proceed down Duck Hill and turn right into Skellgarths. Continue ahead at the traffic lights and follow the road into Mallorie Park Drive, passing Mallorie Court and the Rugby Club on the right hand side and then turn right at Mallorie Close and bear immediately left into Cricket Lane continuing left where the property can be found on the left hand side.

Local Authority & Council Tax Band

North Yorkshire County Council
Council Tax Band E

Tenure

Freehold

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