



1A, Bellman Walk, Ripon, North Yorkshire, HG4 2TY

A beautifully presented four-bedroom detached family home offering generous accommodation, excellent entertaining space and an attractive garden. With a wonderful sense of space and a layout designed around modern family living, the property provides a warm and welcoming environment both inside and out.

10 Queen Street, Ripon, North Yorkshire,
HG4 1ED

Tel: 01765 605151

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**1A, Bellman Walk, Ripon, North
Yorkshire, HG4 2TY**

Guide Price: £440,000

- Impressive four-bedroom detached family home
- Spacious kitchen, dining and living space with French doors
- Generous principal bedroom with built-in wardrobes and en-suite
- Attractive garden with patio, lawn and decked seating area



General remarks

A beautifully proportioned four-bedroom detached family home, offering generous accommodation, excellent entertaining space and a lovely balance of comfort and practicality. Well suited to modern family life, the property provides spacious living areas both inside and out, together with a garage, which has been partial converted to a home office at the rear and attractive gardens.

A welcoming entrance hall sets the tone for the home, leading into a generous sitting room featuring a charming fireplace and dual-aspect windows, creating a bright and comfortable space in which to relax.

At the heart of the home is the impressive kitchen diner and living area. With a large bay-style window and French doors opening directly onto the garden, this is a wonderful space for everyday family life as well as entertaining friends and family. The kitchen provides a sociable setting, while the adjoining utility room adds practicality.

A useful store cupboard and downstairs WC complete the ground floor.

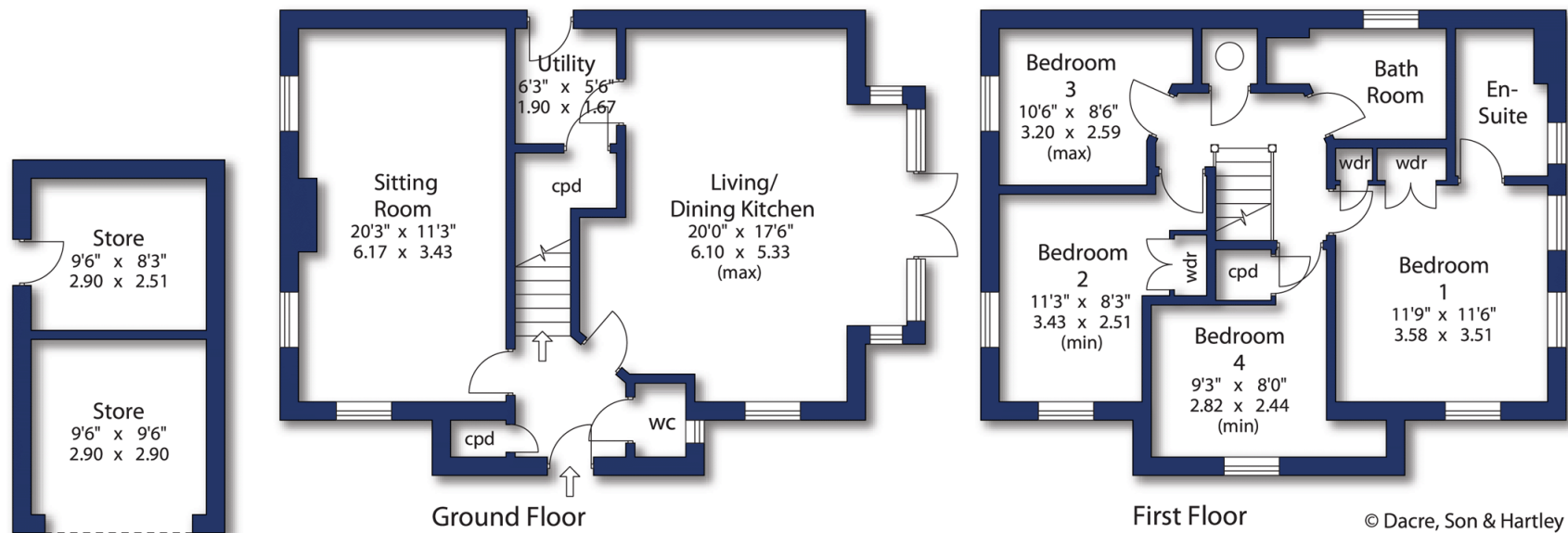
Upstairs, the principal bedroom enjoys the benefit of built-in wardrobes and a private en-suite shower room. Three further generous bedrooms provide excellent accommodation for children, guests or those working from home, and are served by a well-appointed family bathroom.

Outside, the gardens have been thoughtfully designed to provide a number of areas in which to relax and entertain. Directly accessed from the kitchen diner, a patio provides an ideal spot for outdoor dining, leading onto a lawned garden and a separate decked seating area — perfect for enjoying the garden throughout the day.

A detached garage provides secure parking and excellent additional storage.

This delightful home offers everything a growing family could wish for, combining generous and well-planned accommodation with wonderful indoor and outdoor entertaining space. Warm, welcoming and ready to enjoy, it provides a fantastic setting for family life.

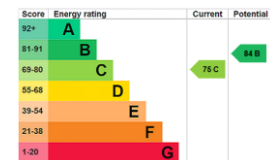
Floorplans



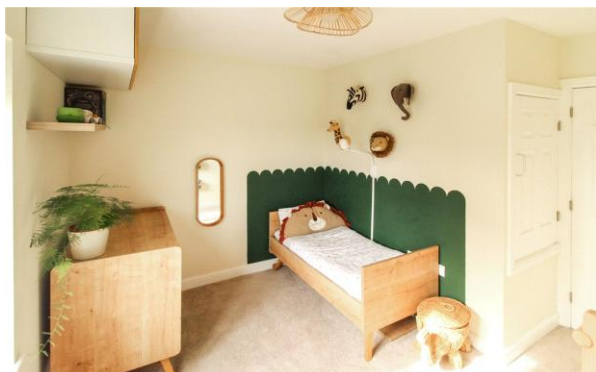
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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains Gas, Water and Drainage. Domestic heating is gas
- Off road parking and garage

Internet & Mobile Coverage

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](#)

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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Contact us



01765 605151



ripon@dacres.co.uk