



The Old Orchard, 7 Clothholme Road, Ripon, North Yorkshire, HG4

A beautifully presented four-bedroom detached executive home offering spacious, versatile accommodation, excellent family living space and attractive private gardens.

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

Tel: 01765 605151

Email: ripon@dacres.co.uk

dacres.co.uk   



The Old Orchard, 7 Clothierholme Road, Ripon, North Yorkshire, HG4

Guide Price: £650,000

- Impressive four-bedroom detached executive-style home
- Quiet and desirable location
- Convenient for Ripon Grammar School
- Spacious and beautifully presented family accommodation
- Four double bedrooms



General remarks

Occupying a peaceful and desirable position, this impressive four-bedroom detached executive-style home provides generously proportioned and beautifully presented accommodation, ideally suited to modern family life. Conveniently located for Ripon Grammar School, the property combines a quiet setting with excellent everyday convenience.

The elegant living room is a particularly inviting space, featuring a charming fireplace which creates an attractive focal point and a warm, homely atmosphere.

A useful home office provides a dedicated space for those working from home. A beautifully presented kitchen/diner offers an excellent space for both family dining and entertaining. The kitchen is fitted with a range of spacious cabinetry and integrated appliances, providing a stylish yet highly practical environment.

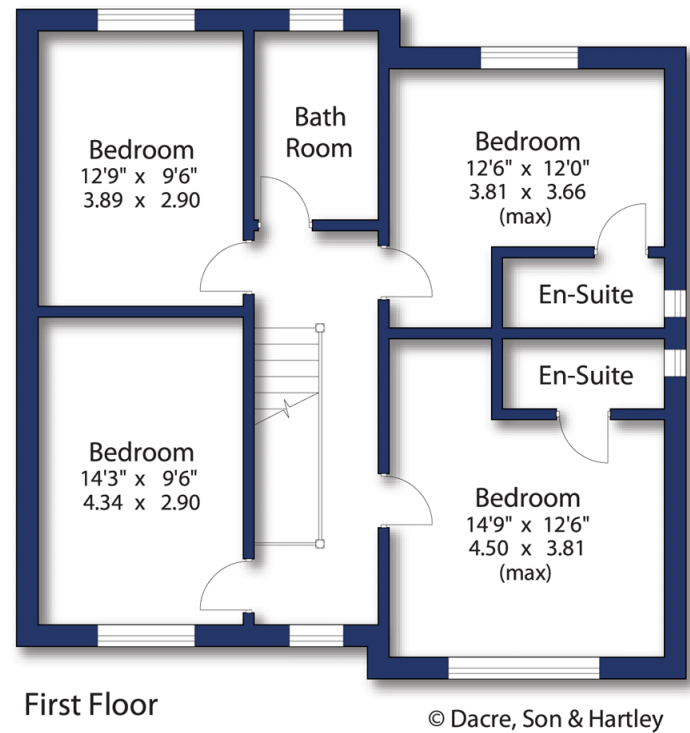
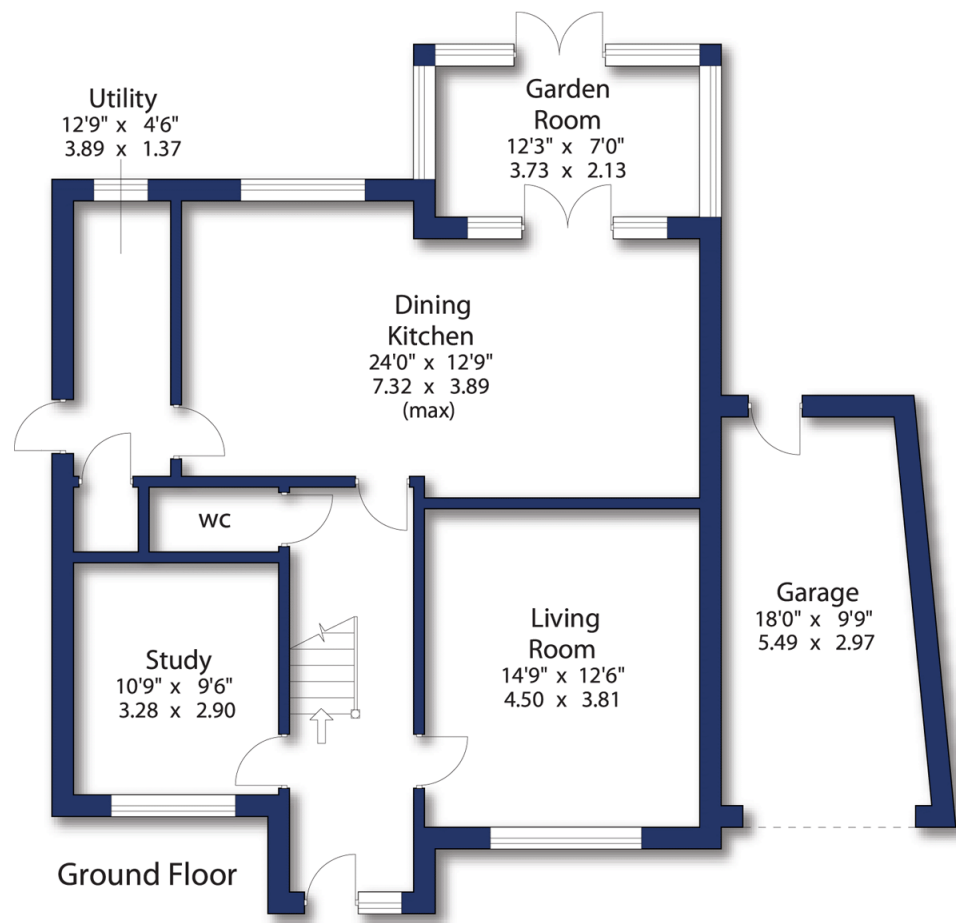
French doors lead through to a delightful garden room which provides a wonderful additional reception space, enjoying pleasant views across the enclosed rear garden and offering the perfect setting for relaxing, entertaining or simply enjoying the garden throughout the seasons.

Completing the ground floor is a separate utility room and downstairs WC, adding further practicality to this well-designed family home.

To the first floor are four generously sized double bedrooms, providing excellent accommodation for a growing family or visiting guests. Two of the bedrooms benefit from their own en-suite facilities, while a stylish house bathroom serves the remaining bedrooms.

Outside, the rear garden is a particularly attractive feature of the property. Fully enclosed by a walled perimeter, it offers a wonderful sense of privacy and is thoughtfully landscaped with mature, planted shrubs and trees. A paved patio provides an ideal area for outdoor dining and entertaining, leading through to a well-maintained lawn and creating a delightful garden in which to relax and enjoy the peaceful surroundings. The front has a gravelled driveway, providing ample off-road parking together with an integrated garage, creating an attractive and practical frontage.

Floorplans





Mortgage
Advice Bureau

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.





Contact us



01765 605151



ripon@dacres.co.uk

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains gas, electric, water & 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.

Dacres Ref: RIP260095