DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



32 St. Wilfrids Crescent, Ripon, North Yorkshire, HG4 2JR

Beautifully presented and generously proportioned, this impressive five-bedroom detached property offers an excellent opportunity to acquire a superb family home in a highly desirable area of Ripon. Offering spacious and versatile accommodation throughout, the property has been thoughtfully arranged to cater for modern family living, with generous reception space, well-proportioned bedrooms and a delightful rear garden.

10 Queen Street, Ripon, North Yorkshire, HG4 1ED
Tel: 01765 605151
dacres.co.uk







1 5 2

32 St. Wilfrids Crescent, Ripon, North Yorkshire, HG4 2JR

Guide Price: £450,000

- Beautifully Presented Five Bedroom Detached house.
- Impressive Kitchen/Dining/Living Area
- Master Bedroom with En-Suite
- Three Further Double Bedrooms
- Potential Home office/Bedroom Five
- Delightful Rear Garden







General remarks

Upon entering, you are welcomed into the main hallway, with w/c. A spacious and inviting lounge, providing the perfect setting for relaxing with family or entertaining guests.

A particular highlight of the property is the larger-than-average open-plan kitchen, dining and living space. This wonderful room provides the heart of the home, offering ample space for everyday family life as well as entertaining. Two sets of French doors open directly onto the rear garden, creating a lovely connection between indoor and outdoor living and allowing plenty of natural light to flow through the space.

The first floor provides five bedrooms, offering excellent flexibility for growing families and those working from home.

The generous principal bedroom benefits from fitted wardrobes and its own en-suite facilities, creating a comfortable and private retreat.

There are three further well-proportioned double bedrooms, together with a fifth single bedroom, which would also lend itself perfectly to a home office, nursery, dressing room or hobby space.

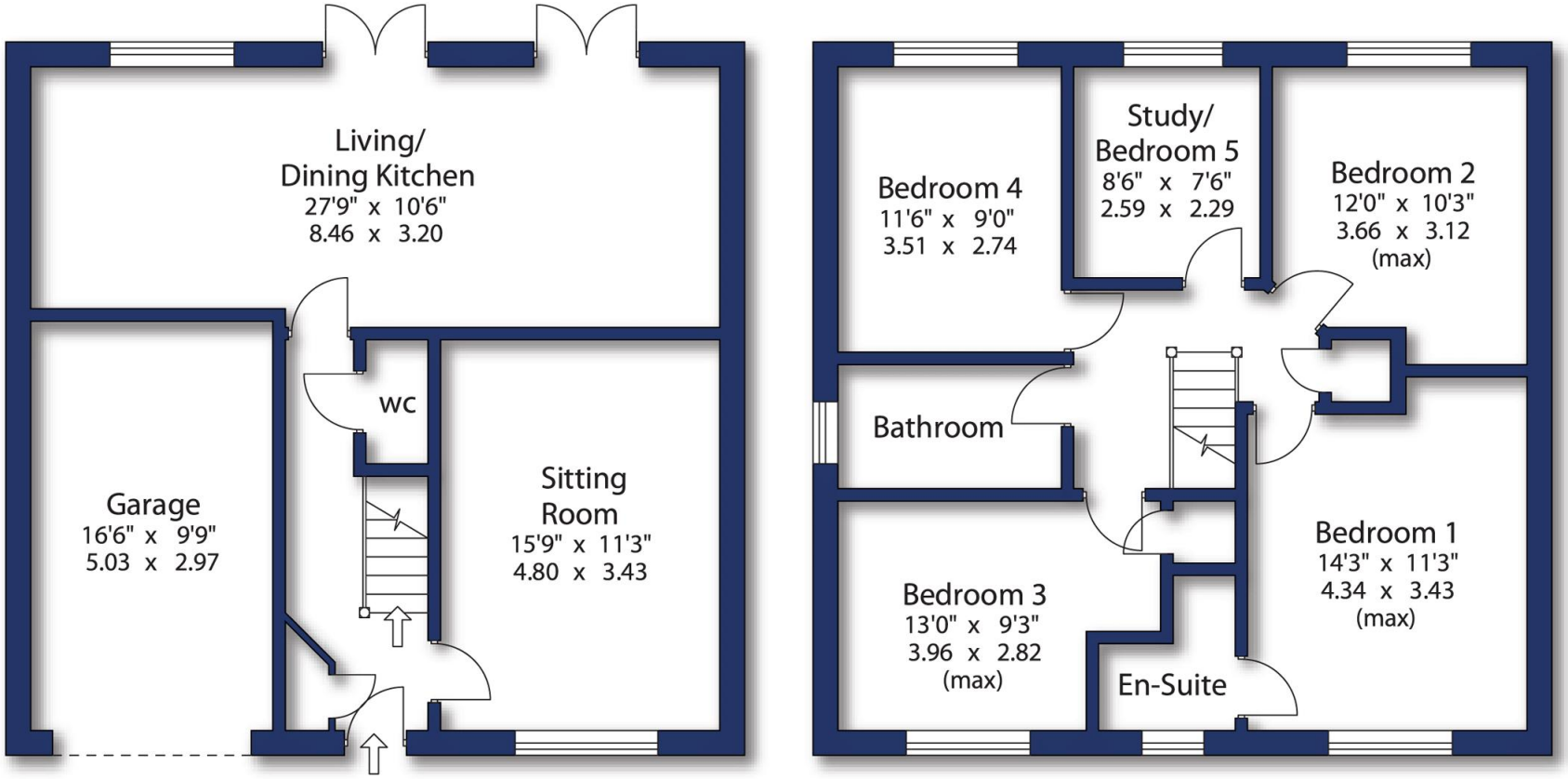
The accommodation is complemented by a family bathroom.

Externally, the property continues to impress with a particularly attractive and spacious rear garden.

A paved patio provides an ideal space for outdoor dining and entertaining, whilst the generous lawned area offers plenty of room for children to play and families to enjoy.

Further benefits include an integral garage, providing useful storage and additional practicality.

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.




CHANEL
PRADA
VOGUE 100 YEARS







Contact us

01765 605151

ripon@dacres.co.uk

Directions

Upon entering St Wilfrid's Crescent, follow the road past Hutton Grove, continue on St Wilfrid's Crecent as the road turns to the right, the property can be found on the right hand side.

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is E

Tenure, Services & Parking

- Freehold
- Mains gas, electric, 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.

Dacres Ref: RIP260240