



Princess Road, Ripon,
HG4 1HW
£510,000

5 Bedroom House
EPC Rating: C

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SIMPSON

Located on a unique and private development, lies this spacious five bedroom semi-detached house benefitting from detached garage and driveway. Princess Road is conveniently situated just a short walk from Ripon city centre with its many shops and restaurants.

The property itself was built in 2005 to the highest of standards using quality fixtures and fittings throughout. The property is set over three floors and briefly comprises; entrance hallway, large living room with bay window and fireplace, double doors leading through to the dining room which benefit from french doors leading to the garden, modern breakfast kitchen with integrated appliances leading on to a utility room with downstairs w.c. and a useful study space rounds off the ground floor.

To the first floor; master suite with ensuite and dressing area with fitted wardrobes, two further double bedrooms and a family bathroom. To the second floor; landing area with storage space, one very good size double bedroom, a house bathroom and another double bedroom rounds off the property.

Outside; the property benefits from a lawned garden to the front with a driveway, leading down the side of the property, giving off street parking for numerous cars. This driveway leads to a detached single garage with power and lighting. To the rear of the property is an enclosed, landscaped garden offering a lovely private space.

ENTRANCE HALL

Staircase leading to first floor with under stairs cupboard and double glazed window to front.

CLOAKROOM

Low level WC, hand wash basin, extractor fan and heated towel rail.

SITTING ROOM

Double glazed bay window to front, marble effect fireplace with gas fire, doors leading to dining rooms, telephone point, television point, coving to ceiling and two central heating radiators.

DINING ROOM

Double glazed French doors, coving to ceiling and central heating radiator.

BREAKFAST KITCHEN

Fitted wall and base units with work surfaces over, single drainer sink unit, built in double electric oven and gas hob with extractor hood over, integrated fridge freezer, tiled flooring, two double glazed windows to rear and central heating radiator.

UTILITY

Fitted wall and base units with work surfaces over, sink unit, space for washing machine, combination boiler, double glazed window to rear and central heating radiator.

FIRST FLOOR

LANDING

Airing cupboard with double glazed window to front.

MASTER BEDROOM

Four double glazed windows to rear, fitted wardrobes and central heating radiator.

ENSUITE SHOWER ROOM

White three piece suite comprising step in shower cubicle, low level WC, hand wash basin, double glazed window to side and extractor fan.

BEDROOM TWO

Double glazed window to front and central heating radiator.

BEDROOM FIVE

Double glazed window to front and central heating radiator.

BATHROOM

White four piece suite comprising panelled bath, step in shower cubicle, low level WC, hand wash basin with vanity unit, heated towel rail, extractor fan and double glazed window to rear.

SECOND FLOOR

BEDROOM THREE

Double glazed window to side, skylight and two central heating radiators.

BEDROOM FOUR

Two skylights and two central heating radiators.

BATHROOM

White three piece suite comprising panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan and skylight.

OUTSIDE

FRONT GARDEN

Laid mainly to lawn with driveway.

REAR GARDEN

Mainly paved with gravelled area, patio and fenced boundaries.

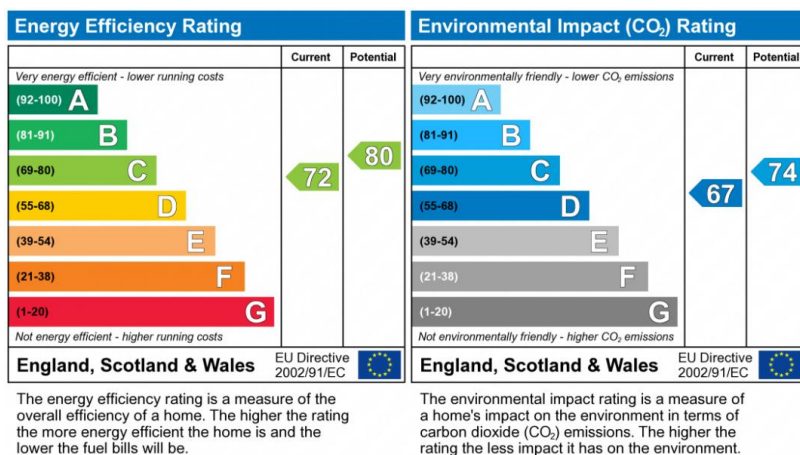
GARAGE

Detached garage with up and over door, lighting and power points.





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