



Green Meadows, Fairway & The Poplars
Palace Road, Ripon, HG4 1UW

Price on Application

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**LINLEY &
SIMPSON**
Land & New Homes

Palace Road, Ripon, HG4 1UW

Located within one of Ripon's most prestigious locations, three detached, substantial family homes.

Built by local builders OJ Developments, the properties have been designed for family needs, all having a large living kitchen providing a real hub of the home. The kitchens are high quality, precision cut German units and enjoy a sumptuous specification to include two fan assisted ovens, induction hob situated on a multi-level island with underslung stainless sink with boiler tap all topped off with natural work tops and upstands. An integral dishwasher, wine cooler and microwave oven compliment the offering. With Velux windows positioned within the single storey section of the roof, this provides additional natural light. These oversized spaces are ideal for informal entertaining and family time and offer very flexible living space.

Each of the houses benefits from gas central heating and sealed unit uPVC double glazing. They enjoy the morning sun to the rear and, with a westerly aspect to the front, the raised patio area the properties make the most of the sun,

Green Meadows and The Poplars have a detached double garage whilst Fairview has an oversized integral single garage with direct access into the property.

Ripon

The famous cathedral city of Ripon is a much sought after location with an excellent range of amenities and boasts a variety of local shopping facilities; a very popular weekly market, Sainsbury's and Booth's supermarkets, a number of restaurants and bars, cinema, racecourse, golf course, leisure centre, swimming pool and many other recreational facilities. Ripon has several schools including Ripon Grammar School, one of the most highly regarded grammar schools in the North, Outwood Academy plus a good choice of Primary schools.

The properties are approximately a mile to the North of Ripon with Ripon Golf Club and Tennis Centre on its doorstep. With excellent road access to many northern locations via the A1 Motorway (approximately four miles away), Harrogate, Leeds and York are a comfortable commute away.





SPECIFICATION – Palace Road

Feel assured that your new home will be finished to the highest standard, inside and out, making it a pleasure to live in. Your home will be built using only high quality materials:

KITCHEN

- High quality German manufactured fitted kitchen units
- Natural worktops & splashback
- Self closing drawer pack, soft closers to all unit doors & cutlery draw insert
- German branded double electric oven / induction hob /extractor chimney hood
- German branded 70/30 fridge/freezer
- Inset stainless steel sink 1.5 bowl & chrome Monobloc tap
- Integrated dishwasher
- German branded Integrated wine cooler
- German branded Integrated microwave
- Tiling or engineered flooring to kitchen & breakfast area
- Chrome recessed downlighters
- Under wall unit lights

UTILITY

- Matching fitted kitchen units, square edged composite worktops
- Stainless steel inset sink single bowl & chrome tap
- Space and plumbing for washer/dryer
- Tiling or engineered flooring
- Recessed downlighters

BATHROOMS/ENSUITES

- Contemporary white sanitary ware & full/semi basin pedestal (where applicable)
- Chrome single lever basin mixer with popup waste
- Thermostatic bath filler with pop-up waste & overflow
- Separate shower with thermostatic multi valve with Raindance showerhead
- Ceramic wall tiling full height to wet walls
- Floor tiling
- Recessed downlighters
- Back lit illuminated LED mirror
- Heated chrome towel radiator

FLOORING

- Choice of fitted carpets throughout (subject to build programme)



W/ C

- Contemporary white sanitary ware with semi basin pedestal
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling splashback
- Floor tiling
- Recessed downlighters

HALL & LANDING

- Feature oak handrail complete with oak newel post and glass panels

HEATING

- Gas fired central heating, radiators including thermostatic valves
- Digital stats

ELECTRICAL

- Integrated data network

OTHER ELECTRICAL

- Smoke detectors
- Security alarm system
- Front external lights (dusk till dawn sensors)
- Power / light to plot garage
- Electric up and over door to garage

INTERNAL & EXTERNAL WINDOWS AND DOORS

- Grey foil wrapped composite double glazed windows complete with chrome handles
- Powder coated aluminium bi-fold doors
- Contemporary oak style timber internal doors complete with chrome door furniture

DECORATION

- Emulsion to walls & ceilings
- Eggshell or Satinwood painted woodwork

EXTERNAL FEATURES

- 1.8m close boarded Fencing (refer to boundary types key plan)
- Timber fencing to rear gardens
- Flagged rear patio and paths
- Tarmac to drives and parking areas

GARDENS

- Front & rear garden turfed with localised planting
- External tap

WARRANTY

- 10 year Aedis structural defects warranty

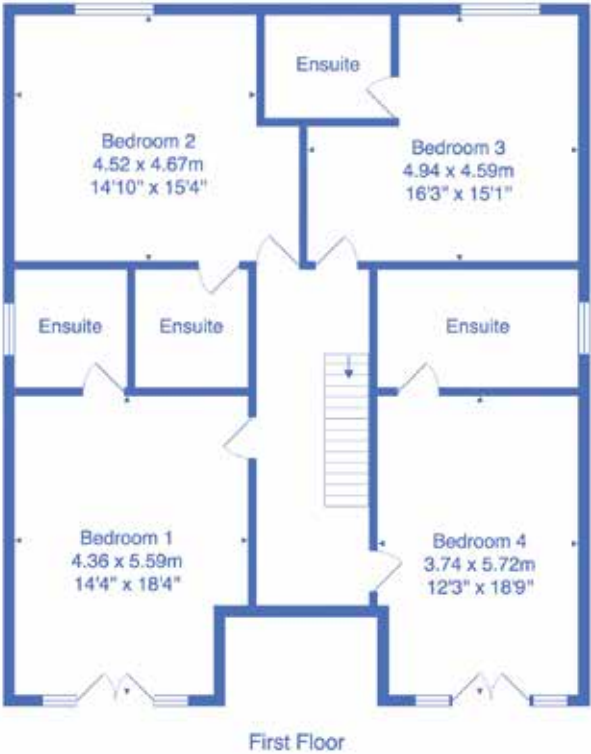


Green Meadows & The Poplars (Plots 1 & 3)

With accommodation of over 3,065ft² and designed with the family in mind, Green Meadows and The Poplars have a central reception hall with a large lounge and separate dining room to the front of the home. To the rear is an impressive kitchen/living space measuring some 29ft in length with a separate utility. To the first floor are four double bedrooms each with en-suite facilities. Externally there are good sized level gardens to front and rear. The rear of the property looks directly over open countryside.



Green Meadows & The Poplars - Floorplan



Dimensions				
Ground Floor	Metric(m)	Imperial	First Floor	
Lounge	4.32 x 7.95	14'2 x 26'1	Bedroom 1	4.36 x 5.59 14'4 x 18'4
Dining Room	3.75 x 7.96	12'4 x 26'1	Bedroom 2	4.52 x 4.67 14'10 x 15'4
Kitchen/Living	7.69(min) x 8.85	25'3 x 29'0	Bedroom 3	4.94 x 4.65 16'3 x 15'1
Utility	4.56 x 1.80	14'11 x 5'11	Bedroom 4	3.74 x 5.72 12'3 x 18'9

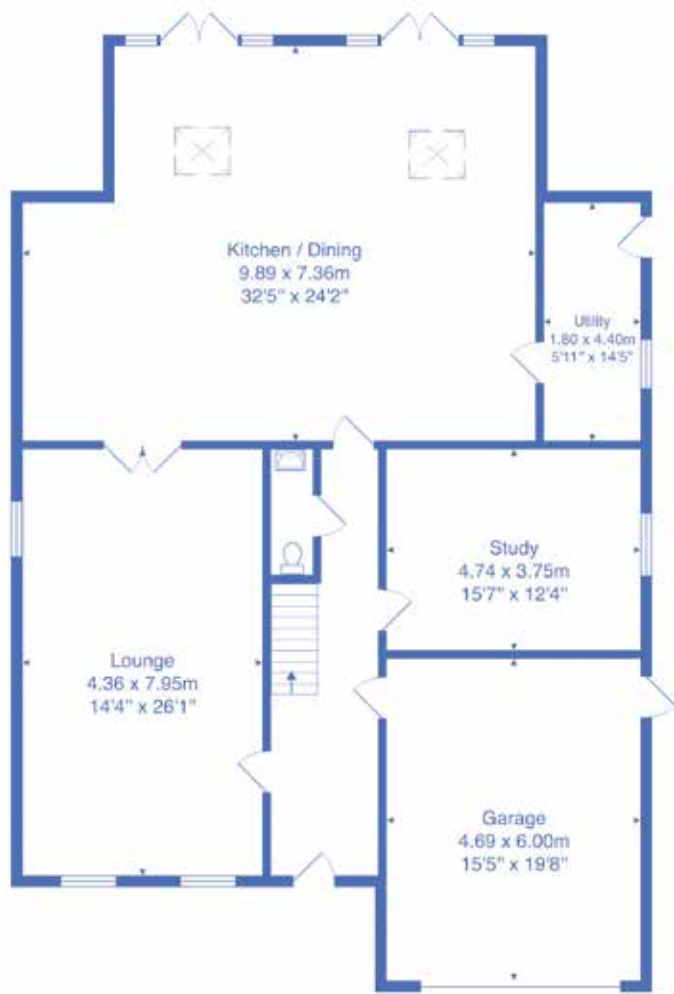
*Please note all dimensions are subject to slight modifications



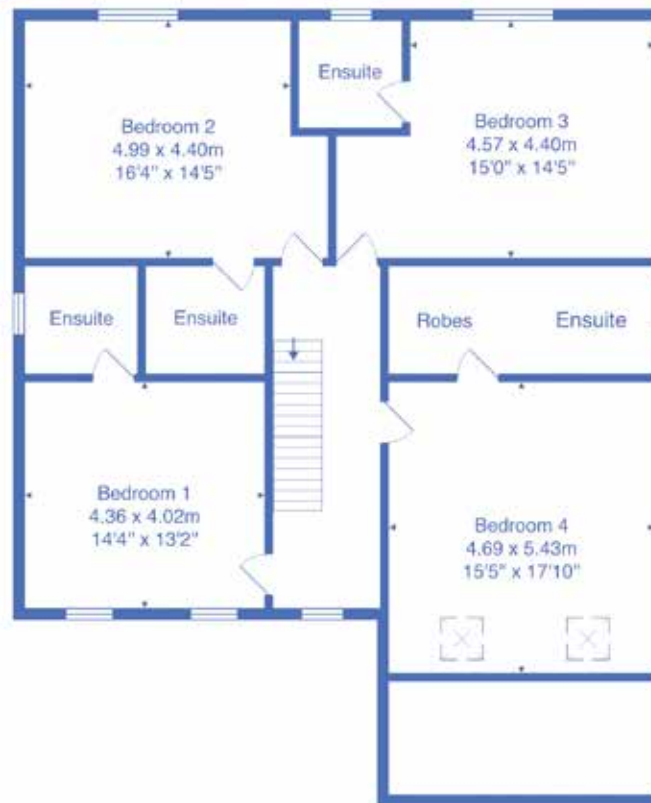
Fairway

With accommodation of over 2,800ft² and unique in design, Fairway is accessed via a spacious reception hall with a large lounge and study to the front of the home; ideal for those working from home. To the rear is a very impressive kitchen/dining/living space measuring some 32ft in width and a separate utility. To the first floor are four double bedrooms each with en-suite facilities with the master bedroom enjoying a wardrobe and dressing area. Fairway has an integral double garage with access directly into the home. Externally there are good sized level gardens to front and rear. The rear of the property looks directly over open countryside.

Fairway - Floorplan



Ground Floor

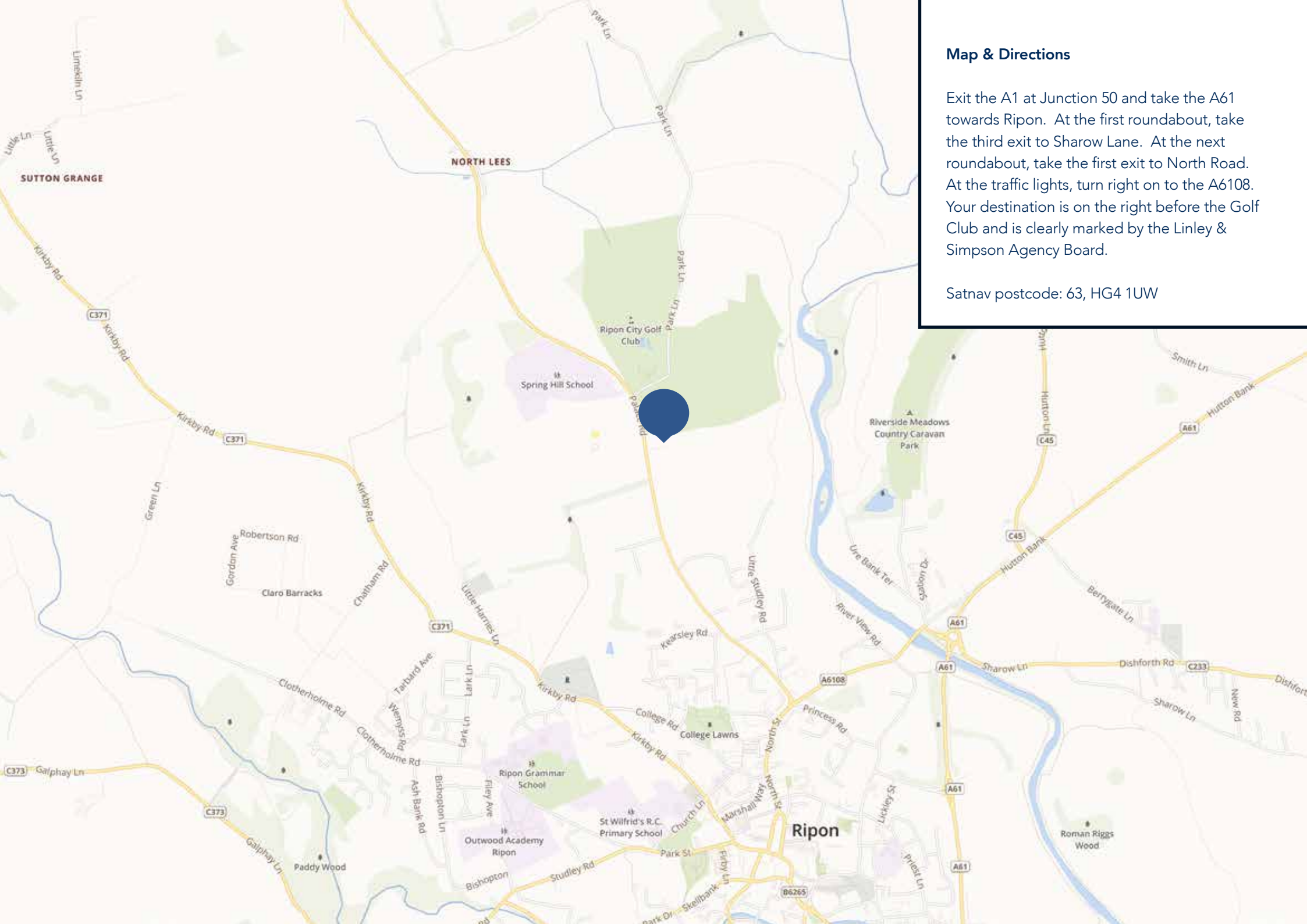


First Floor

Dimensions

Ground Floor	Metric(m)	Imperial	First Floor		
Lounge	4.48 x 7.95	14'4 x 26'1	Bedroom 1	4.48 x 4.02	14'4 x 13'2
Study	4.74 x 3.75	15'7 x 12'4	Bedroom 2	4.99 x 4.42	16'4 x 14'5
Kitchen/Living	9.89 (max) x 7.36	23'5 x 24'2	Bedroom 3	4.57 x 4.42	15'0 x 14'5
Utility	4.43 x 1.80	14'5 x 5'11	Bedroom 4	4.74 x 5.43	15'5 x 17'10

*Please note all dimensions are subject to slight modifications



Map & Directions

Exit the A1 at Junction 50 and take the A61 towards Ripon. At the first roundabout, take the third exit to Sharow Lane. At the next roundabout, take the first exit to North Road. At the traffic lights, turn right on to the A6108. Your destination is on the right before the Golf Club and is clearly marked by the Linley & Simpson Agency Board.

Satnav postcode: 63, HG4 1UW



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