



Ribston Pippin

- Yorkshire stone terrace
- Character features
- Modernised throughout
- New kitchen diner
- FOUR bedrooms
- Immaculate FOUR-piece bathroom
- West facing garden
- Fantastic location
- First-time buyers / young families
- Vendors buying CHAIN FREE property.



On entering the property to the front, a lovely welcoming lounge greets you; with a log burning fire, high ceilings, plantation shutters and new oak flooring - it is smart, modern and appealing. This is the ideal spot to kick back and relax at the end of the day!

Through then to fantastic, square dining kitchen; sure to be the hub of this home, beautifully fitted (less than two years ago) with quartz worktops, underfloor heating and currently housing a fantastic range cooker. Again, we have window shutters and there is external access to the rear garden which, being west-facing, is great for an evening's al fresco dining!

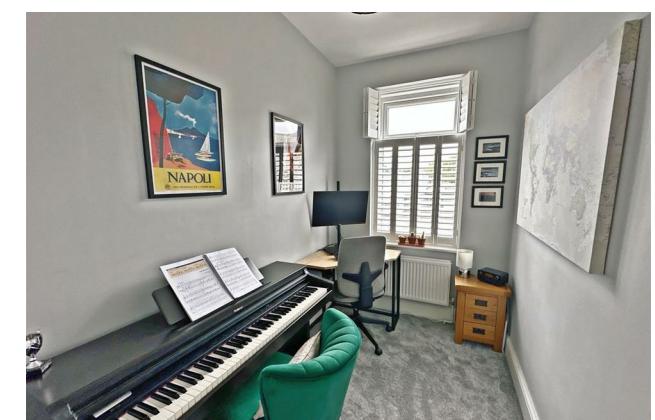
The basement is accessed from the kitchen; stairs lead down to a very generous space, split into several rooms and very usable for all your storage needs. The boiler and a new radiator are located down here as well as a fully functioning toilet and sink – there is a real opportunity to develop this space into further living or even a bedroom with en-suite! Not only used as valuable storage space, but also as a utility area, with plumbing and power for a washer, dryer and any additional white goods that aren't necessary in the kitchen.

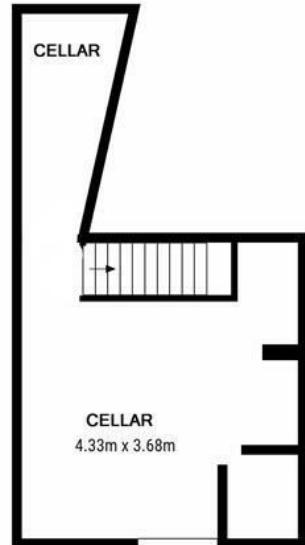
Up to the first floor there are two bedrooms including the master and the house bathroom. The master bedroom is a great sized double and has recently been fitted with a full bank of wardrobes, shutters, radiator, and a brand-new carpet. The rear bedroom, freshly carpeted, is a good sized single bedroom or nursery but is also perfect for a home office, a definite tick on everyone's wish list in present-day life! The bathroom is generous in size with a contemporary FOUR-piece suite – again, no work is required!

Up to the second floor and we find two further double bedrooms, both of which benefit from stunning views over the rooftops to the countryside beyond! These bedrooms are perfect for kids who are old enough to be on a separate floor or indeed, additional office space, should it be required.

To the rear of the property there is a low maintenance garden. It is private and a perfect suntrap of an evening; great for a barbecue and a glass of wine on a dreamy summer evening!

The location of this superb family home is both desirable and convenient - with excellent schools, the train station and local amenities (including the brand new NISA) all on your doorstep - this is a wonderful place to live!

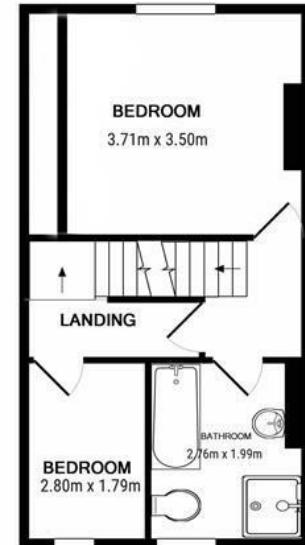




BASEMENT LEVEL

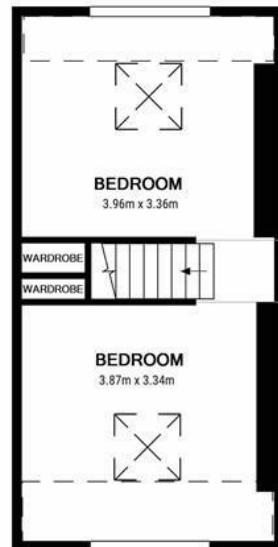


GROUND FLOOR

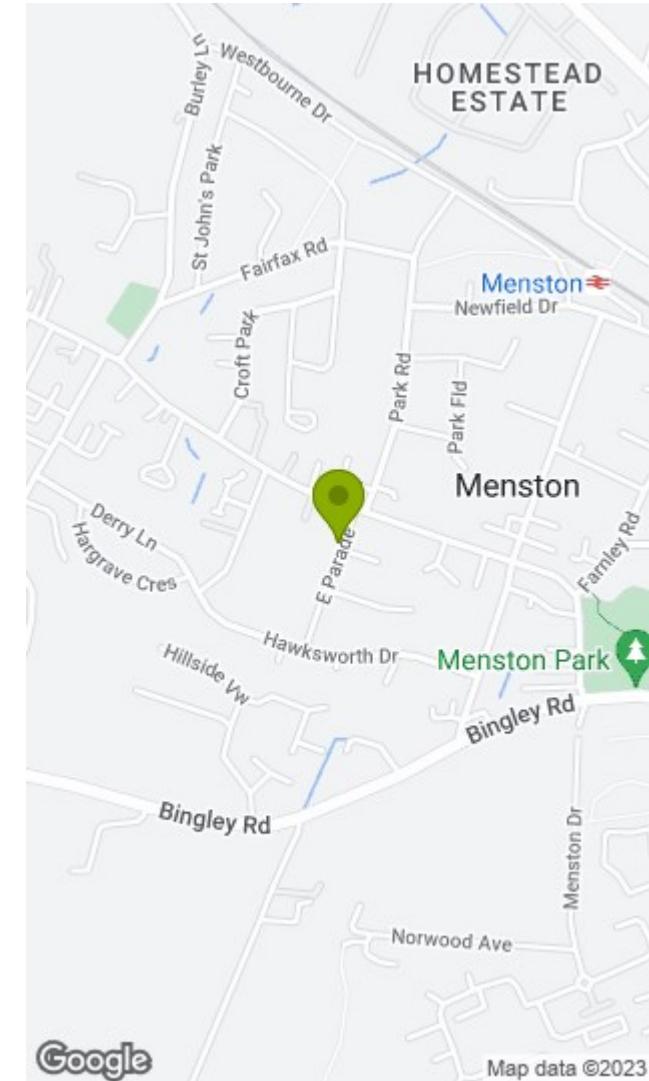


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR



Google

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 67 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 34 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

