



## 7 Aislabie Garth

, Ripon, HG4 2DX

Asking Price £649,950



\*\*\* HUNTERS 360 TOUR \*\*\*

A substantial and significant home sitting within this extremely sought after cul de sac close to Ripon Grammar School. With open plan living spaces and spacious accommodation throughout the property is perfect for those with a growing family who love to entertain. With a living kitchen, double integral garage and master suite this exceptional house has it all.

Accommodation briefly consists of an entrance hallway, a very spacious dual aspect lounge with Inglenook style feature fireplace, formal dining room and the living kitchen with morning room extension leading out to the rear garden. Completing the ground floor is the study, guest wc, and utility room which provides access to the double integral garage with remote entry doors. To the first floor can be found the master bedroom with ensuite shower room, three further double bedrooms, a good sized bedroom five and the main house bathroom which is 'Jack and Jill' with bedroom two to create an additional ensuite.

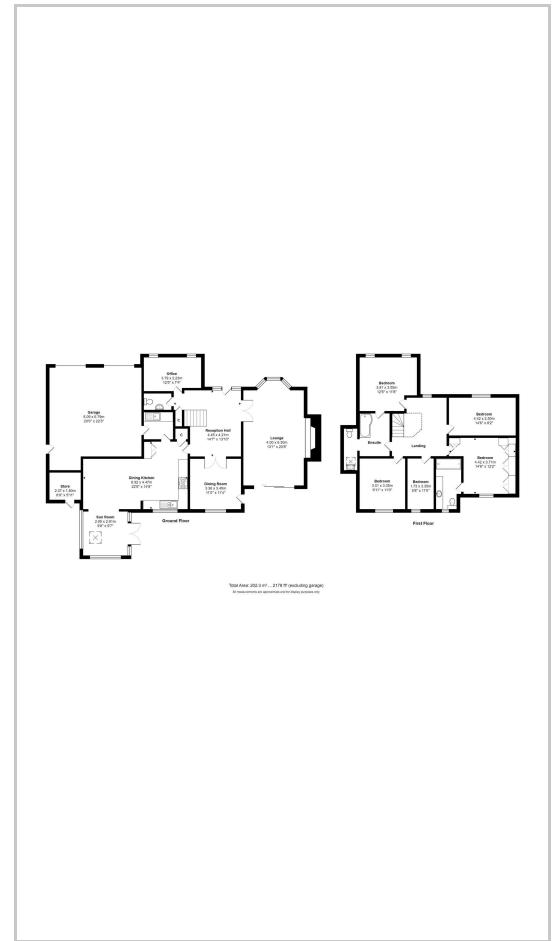
The property sits within well established and smartly presented gardens; To the front is a lawned garden with planted borders and a block paved driveway allowing for off-street parking for two cars. The rear garden



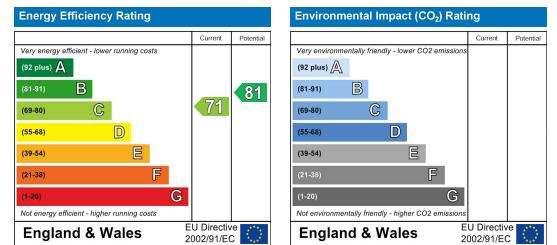
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.