



TURNBERRY
69 Palace Road, Ripon

Carter Jonas

TURNBERRY, 69 PALACE ROAD, RIPON, HG4 1UW

Ripon City Centre - 1 mile
Harrogate - 13 miles
A1(M) - 5 miles

Reception hall • Cloakroom • Sitting room • Study
Family/cinema room • Superb living kitchen • Utility room • Landing • Principal bedroom with a walk in wardrobe and an en suite bathroom • Guest bedroom with a walk in wardrobe and an en suite bathroom
Two further double bedrooms – each with en suites
Detached double garage • Ample additional parking
Lawned garden to the front • Enclosed lawned garden to the rear • Lovely open views • High specification of fixtures and fittings.

Turnberry forms part of a small and exclusive development, set slightly back from Palace Road, on the northern edge of Ripon. The city centre is within about a mile and is centred around a central market square with an excellent range of amenities and primary and secondary schools including the highly acclaimed Grammar School. Leisure facilities include the nearby golf and tennis club which is within a short walk of the property, leisure centre, racecourse and rugby, cricket and football clubs. Also nearby is Lightwater Valley Theme Park and Fountains Abbey and Studley Royal Water Garden. There is easy access by road to Harrogate, Leeds and the A1(M) and mainline rail services from Thirsk, York and Leeds to London's Kings Cross.

Turnberry is an impressive detached property in every respect, built by a local housebuilding specialist about 5 years ago. The property offers spacious family accommodation extending to over 3,000 sqft (279 sqm) and is ideal for everyday family living and entertaining. There are three good sized reception rooms on the ground floor as well as the superb living kitchen which extends to over 700 sqft (65 sqm) in its own right, being split into cooking, dining and seating areas and with a pair of double doors leading to the rear garden.

A SUBSTANTIAL AND RECENTLY CONSTRUCTED DETACHED PROPERTY PROVIDING EXCELLENT AND WELL PLANNED FAMILY ACCOMMODATION WHICH IS PRESENTED TO A HIGH STANDARD THROUGHOUT, SET WITHIN GOOD SIZED LAWNED GARDENS AND FORMING PART OF A SMALL DEVELOPMENT IN ONE OF RIPON'S MOST SOUGHT AFTER RESIDENTIAL AREAS.



On the first floor are four really good sized double bedrooms – all of the bedrooms have en suite facilities. There is also an extensive loft area, extending to about 750 sqft (70 sqm) with scope for conversion into additional living accommodation, should that be required.

Outside, the property forms part of a small private development, accessed off Palace Road. There is a detached double garage (measuring 19'6" x 16'10" (5.95m x 5.12m)) with ample additional parking to the frontage. Good sized lawned gardens lie to both the front and rear – the rear garden is fully enclosed and provides a safe and secure playing area for children.

ADDITIONAL INFORMATION

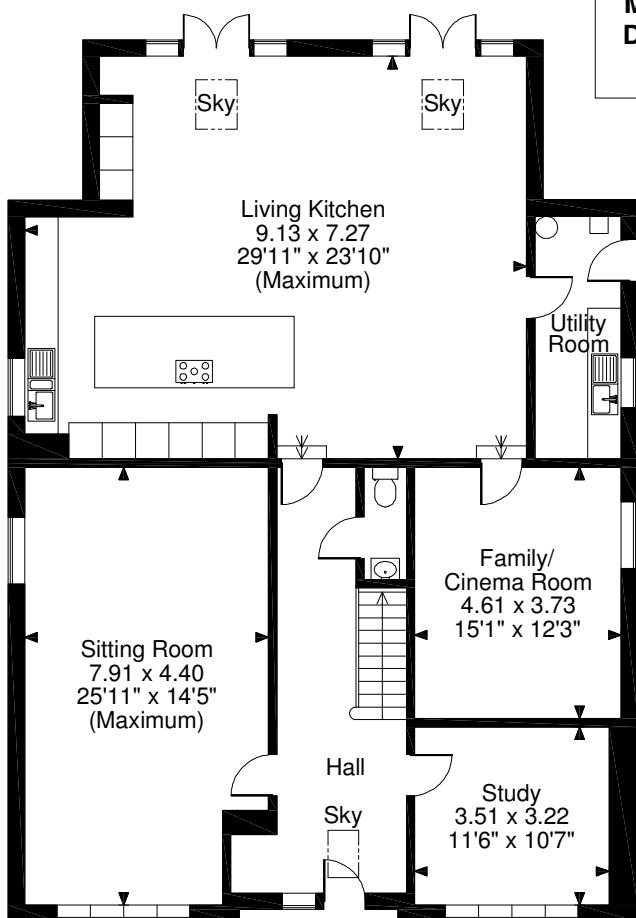
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: All mains services are installed.

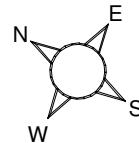
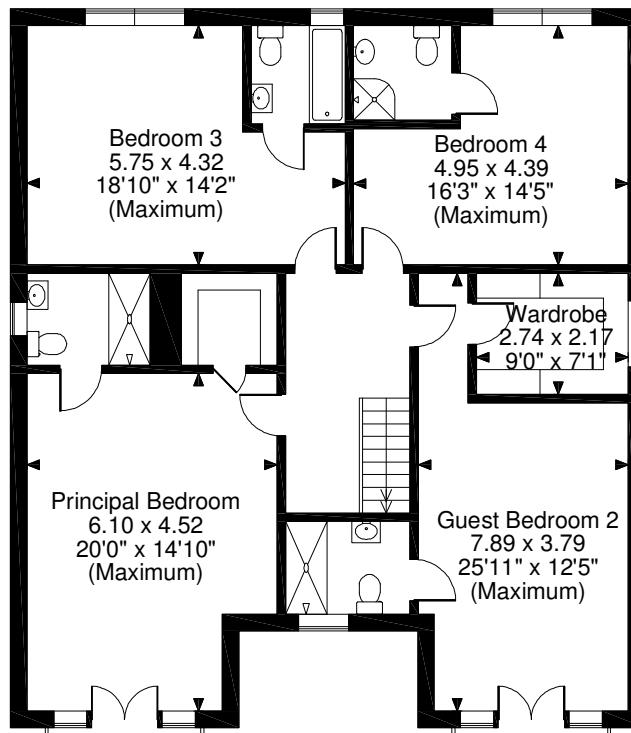
Viewing: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG4 1UW: Proceed out of Ripon in a northerly direction, on North Street. At the traffic lights at the clock tower, turn left into Palace Road. Continue for about half a mile and Turnberry is situated on the right hand side.





Turnberry, 69 Palace Road, Ripon
Approximate Gross Internal Area
Main House = 3,022 sq ft / 281 sq m
Double Garage = 328 sq ft / 30 sq m
Total = 3,350 sq ft / 311 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





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