



4 CHAPEL CLOSE

Marton le Moor, HG4 5DQ



GSC GRAYS

PROPERTY • ESTATES • LAND

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Marton le Moor, HG4 5DQ

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4 Chapel Close

Palladian Homes are a well-respected construction company and pride themselves in the quality of workmanship they offer. This is evident the moment you enter the reception hall. With tiled floor, understairs storage cupboard, return staircase off, and cloakroom/wc. There are oak doors throughout the property one of which leads to the cosy sitting room with feature brick fire surround and timber mantel over with stone hearth and inset woodburning stove. Huge open-plan living-dining-kitchen with spectacular kitchen with Quartz worktops over, dining area with feature acoustic wall and delightful living area with bi-fold doors leading out to the patio and garden beyond. This large L-shaped room has tiled flooring and underfloor heating throughout. To the rear of the kitchen is the utility room with door leading to the side garden.

Return staircase from the hall leads to the large landing. The Master Bedroom Suite comprises large bedroom running from front to the rear of house with extensive built-in wardrobes and a beautiful ensuite bathroom with separate shower cubicle. The guest suite is positioned above the garage and comprises bedroom with dressing room and ensuite shower room. There are 3 further double bedrooms and a spectacular house bathroom with claw-foot bath. The property is beautifully presented throughout which the vendors have cleverly decorated with a sympathetic and yet contemporary style.

Outside

The property is positioned at the head of the cul-de-sac and is approached via gravel driveway providing off-street parking for numerous vehicles. There are 2 electric roller doors leading to the double garage. Timber pedestrian gates can be found to both sides of the property and lead round to the delightful gardens. The patio is found at the rear and accessed through bi-fold doors off the living area or patio doors from the kitchen. There is a large lawn which leads to the side with attractive walled boundaries. There are a number of mature trees and to the front of the property are delightful views towards open countryside.

Situation and Amenities

4 Chapel Close is positioned at the head of the cul-de-sac on this exclusive development of 10 properties on the outskirts of the picturesque North Yorkshire village of Marton le Moor. The village is well placed for access to the neighbouring market towns of Boroughbridge, (4 miles to the South) and Thirsk (10 miles to the North East) and the Cathedral City of Ripon (5 miles to the West). For the commuter, the A1M is nearby and provides access to Leeds, York, Harrogate and Teesside. Mainline rail stations in Thirsk and Northallerton provide direct links to London Kings Cross as well as offering services to Leeds and York. Ripon has a multitude of amenities with a range of independent boutiques and eateries, the usual high street outlets and 3 supermarkets including independent Booths. Leisure facilities including swimming pool and gym, tennis centre and golf club. Secondary and primary education can be found Ripon, including the sought-after Ripon Grammar School.

The Appeal of our Home - The Owners Insight

The location is perfect with easy access to Ripon and the A1 but located in a quiet and friendly village that has a great community. The house is spacious and well laid out with a lovely garden area that catches the sun all day. There are some lovely country walks in all directions from the doorstep.

Services and Other information

The property is connected to mains electricity, water and drainage. Central heating is via an air source heat pump. There is underfloor heating throughout the whole of the ground floor.

Local Authority and Council Tax Band

North Yorkshire County Council – Band G

EPC

Rating B

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statutory, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words

///renewals.cheered.risking

Viewings

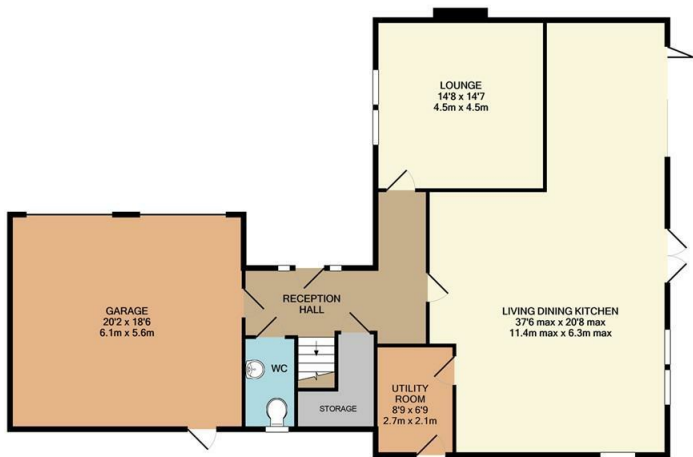
Strictly by appointment with GSC Grays 01423 590500

Disclaimer

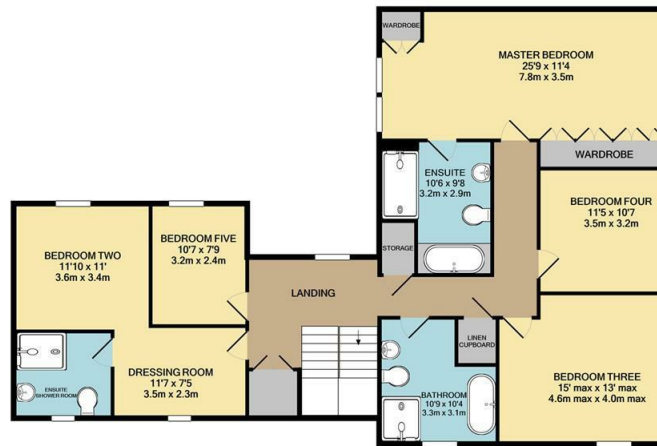
GSC Grays gives notice that:

- 1. These particulars are a general guide only and do not form any part of any offer or contract.





GROUND FLOOR
APPROX. FLOOR
AREA 1475 SQ.FT.
(137.0 SQ.M.)




FIRST FLOOR
APPROX. FLOOR
AREA 1475 SQ.FT.
(137.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 2949 SQ.FT. (274.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	90	
(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 	



Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.