



9 FAIRGRAY CLOSE  
Ripon

**GSC GRAYS**  
PROPERTY • ESTATES • LAND

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# 9 FAIRGRAY CLOSE

Ripon, HG4 2TG

An immaculate four bedroom family home perfect for families in a popular location, walking distance from Ripon centre, recently redecorated, recarpeted and new boiler installed.

## ACCOMMODATION

Four Bedroom Town House  
Immaculate throughout  
Walking distance to Ripon Centre  
Perfect for Families  
Two reception rooms  
Garage and driveway  
Popular location  
Recarpeted and decorated throughout



**GSC GRAYS**

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[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## 9 Fairgray Close

9 Fairgray Close is a super family home which has been in the same ownership for over 20 years. The property has recently been beautifully decorated and recarpeted and is in genuine turn key condition. Briefly comprising, entrance hall, cloakroom/w.c, dining room, breakfast kitchen, sitting room, master bedroom with ensuite shower room, three further bedrooms and house bathroom.

### Outside

The property is approached via a path to the front door. There is a walled garden area to the front and path leads down the side of the property to the rear pedestrian access gate. This leads to the rear garden which is predominantly laid to lawn with paved patio area.

The garage is positioned in a block to the right of the house and there is also a driveway providing off street parking.





### Situation and Amenities

Fairgray Close is a cul-de-sac within the sought-after and well respected College Lawns development. The centre of Ripon is located only a short walk away where an extensive range of amenities can be found. These include numerous supermarkets and the usual high street outlets, along with many independent boutiques and eateries. There are fantastic sports facilities including the swimming pool and leisure centre along with the golf club and tennis centre. There are numerous primary schools and the city is fortunate to have two secondary schools Outwood Academy and the highly regarded Ripon Grammar School. Thirsk station is a 20 minute drive giving access to the East Coast Mainline directly to London Kings Cross and Edinburgh, with access to the A1M motorway, 15 minutes drive away.

### The Appeal of our Home - The Owners Insight

Fairgray Close has been our fantastic family home for over 20 years. We had no intention of staying so long, however the convenience of the location and the fabulous neighbours gave us no reason to move. We will leave with a heavy heart, but the next chapter of our lives is waiting.

### Services and Other Information

All mains services are connected.



## Local Authority & Council Tax Band

North Yorkshire County Council

Council Tax Band D

## EPC

Rating of C

## Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, 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.

## Agents Note

The property is subject to an annual estate charge of £250 for the maintenance of the College Lawns grounds and roadways

## 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

///bookcases.city.offer

## Viewings

Strictly by appointment with GSC Grays 01423 590500

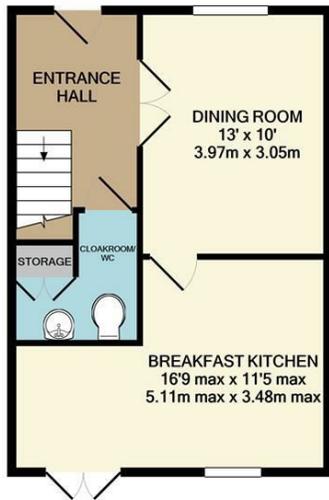
## Disclaimer

GSC Grays gives notice that:

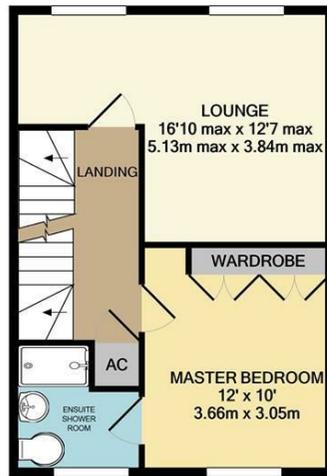
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must 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.

## Particulars and Photographs

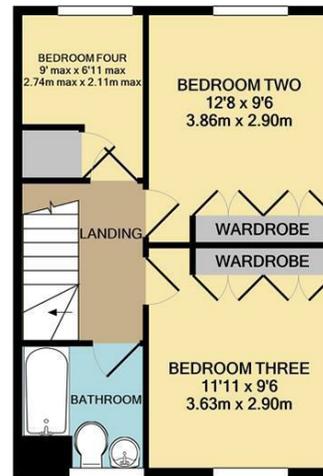
Particulars written and photographs taken October 2025.



GROUND FLOOR  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1228 SQ.FT. (114.1 SQ.M.)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(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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