



5 FAIRGRAY CLOSE
Ripon



5 FAIRGRAY CLOSE

Ripon, HG4 2TG

A well presented four bedroom family home in a popular location, walking distance from Ripon centre with detached home office and garage.

ACCOMMODATION

Four bedroom Town House
Well maintained throughout
Walking distance to Ripon Centre
Perfect for Families
Detached home office in garden
Open plan living/dining/kitchen
Garage and Driveway
Popular location



GSC GRAYS

PROPERTY • ESTATES • LAND

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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.





Description

5 Fairgray Close is a much loved family home that has been well maintained during the current owners tenure. The property has been upgraded and reconfigured over the years and offers deceptively spacious living accommodation. With central heating and double glazing, the property briefly comprises:

To the ground floor:

Entrance hall with cloakroom/w.c, stairs to first floor, double doors leading to the hub of the home, the open plan living/dining/kitchen. This super space is perfect for modern living and has a wide range of wall and floor mounted kitchen units with glazed timber French doors leading to the patio area.

To the first floor:

Landing leading to sitting room with two windows at the front elevation, master bedroom with en-suite shower room.

To the second floor:

Landing leading to three bedrooms and the house bathroom.



Outside

To the front of the property is a walled and hedged forecourt with path leading to the front door. There is a single garage with remote controlled roller door, power and an EV charging station. A driveway leads to the garage offering off street parking. To the rear is a most attractive garden which has been beautifully landscaped including a paved patio perfect for alfresco dining. Beyond this is the timber home-office which is fully insulated with power and light. This is perfect for those working from home but would equally lend itself to a teenage den.

The Appeal of our home - The Owners Insight

Our house gives us the best of both worlds, a 5 minute walk and we are in the heart of Ripon with all that it has to offer including quality schooling, independent shops and plenty of places for a coffee. 5 minutes walk out of town, we have dog walks and bikes rides in open countryside. The estate is quiet and safe with plenty of open space which we have enjoyed as a family for the last 19 years.

Local Authority and Council Tax Band

North Yorkshire Band D

Services and other Information

All mains services connected.

Particulars and Photographs

Particulars written and photographs taken February 2025

Viewings

Strictly by appointment with the agent GSC Grays 01423 590500

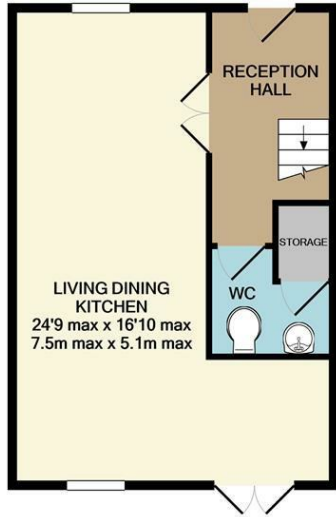
What 3 Words

///hills.expose.trombone

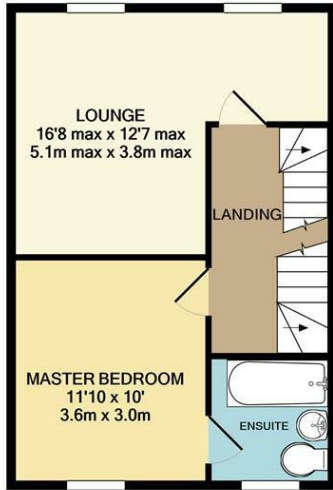
Disclaimer notice

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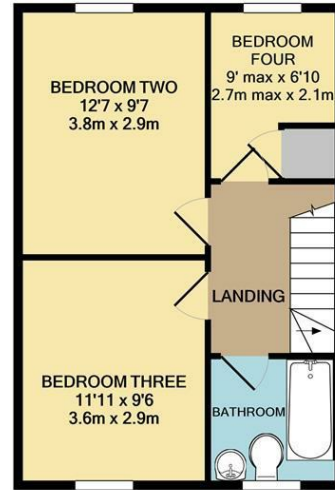
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must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



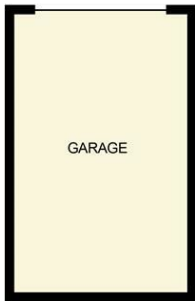
GROUND FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & HOME OFFICE 1237 SQ.FT. (114.9 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			90
(81-91) B		79	
(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	

