



The Old Grandstand
Whitcliffe Lane, Ripon, North Yorkshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

1A & 1D

The Old Grandstand

Whitcliffe Lane

Ripon HG4 2LA

Two imposing four-bedroom townhouses within a prestigious new development on the outskirts of the Cathedral city of Ripon.

Knaresborough and station 11.8 miles (London Kings Cross 2 hours 41 minutes), Harrogate 12.6 miles, York 27.0 miles, Leeds 27.9 miles, A61 (Ripon Bypass) 0.5 mile, A1(M) (Jct. 50) 4.1 miles, Leeds Bradford Airport 23.1 miles

Entrance hall | Sitting room | Kitchen/dining room
Cloakroom | 4 Bedrooms, 1 en suite | Family bathroom | Garden | PEA Rating C

Guide Price: £599,000 per townhouse

The property

Forming part of an exclusive development of four townhouses converted by renowned firm Artium from its origin overlooking Ripon Racecourse and former school, 1A and 1D The Old Grandstand are set to be handsome family homes offering light-filled accommodation arranged over three floors. Combining modern amenities with features including high ceilings and large feature glazing, the accommodation will flow from a welcoming entrance hall. They will briefly comprise a spacious dining kitchen with front aspect bay window, feature Amtico parquet flooring, a range of wall and base units in a white Shaker style, Silestone worktops in dessert silver, modern integrated AEG and Zanussi appliances and a wine chiller. Adjacent to the kitchen is a useful utility room with integrated Zanussi washing machine and a further range of wall and base units in a white Shaker style, providing addition storage.

There will be a modern cloakroom and a generous sitting room also with Amtico parquet flooring with a carpet inset and French doors to a raised terrace with steps descending to the rear garden and adjacent parking.

On the first floor each property offers a generous principal bedroom with bay window and modern en suite shower room, an additional double bedroom with French doors to a private Juliet balcony (1A only) and a modern family bathroom.

The properties' two remaining bedrooms can be found on the second floor. All four bedrooms will feature neutral carpets and all bathrooms, shower rooms and cloakrooms are fitted with white Villeroy & Boch appliances.

Outside

Having plenty of kerb appeal, the properties are approached over a driveway leading through lawned communal gardens to resident parking to the rear where each townhouse is to have two parking spaces and EV charging points. The well-maintained gardens are laid mainly to level lawn and features a raised timber deck terrace off the rear stairwell, the whole ideal for entertaining and al fresco dining.

Agents Notes: Photos of 1A



1B & 1C The Old Grandstand Whitcliffe Lane Ripon HG4 2LA

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Sitting room | Kitchen/dining room | Cloakroom
4 Bedrooms, 1 en suite | Family bathroom
Family shower room | Garden | PEA Rating C

Guide Price: £575,000 per townhouse

The property

Forming part of an exclusive development of four townhouses converted by renowned firm Artium from its origin overlooking Ripon Racecourse and former school, 1B and 1C The Old Grandstand are set to be handsome family homes that will offer light-filled accommodation arranged over three floors. Combining modern amenities with features including high ceilings and large feature glazing. They will briefly comprise a spacious dining kitchen with feature Amtico parquet flooring, a range of wall and base units in a white Shaker style, Silestone worktops in dessert silver, modern integrated AEG and Zanussi appliances and a wine chiller. There will also be a modern cloakroom and a generous sitting room with Amtico parquet flooring with a carpet inset. In the rear stairwell there is access out to a raised terrace with steps descending to the rear garden and adjacent parking.

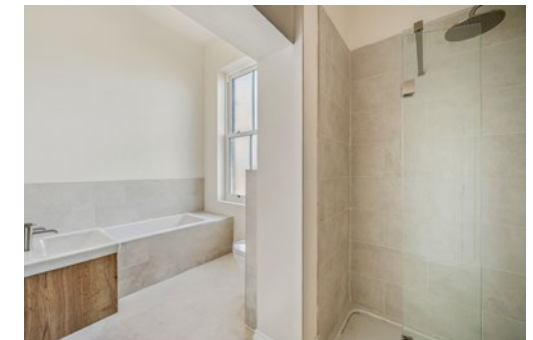
On the first floor each property offers a generous dual aspect principal bedroom

with a modern en suite shower room, an additional double bedroom, and a modern family bathroom. The properties' two remaining bedrooms can be found on the second floor as well as an additional shower room. All four bedrooms will feature neutral carpets and all bathrooms, shower rooms and cloakrooms are to be fitted with white Villeroy & Boch appliances.

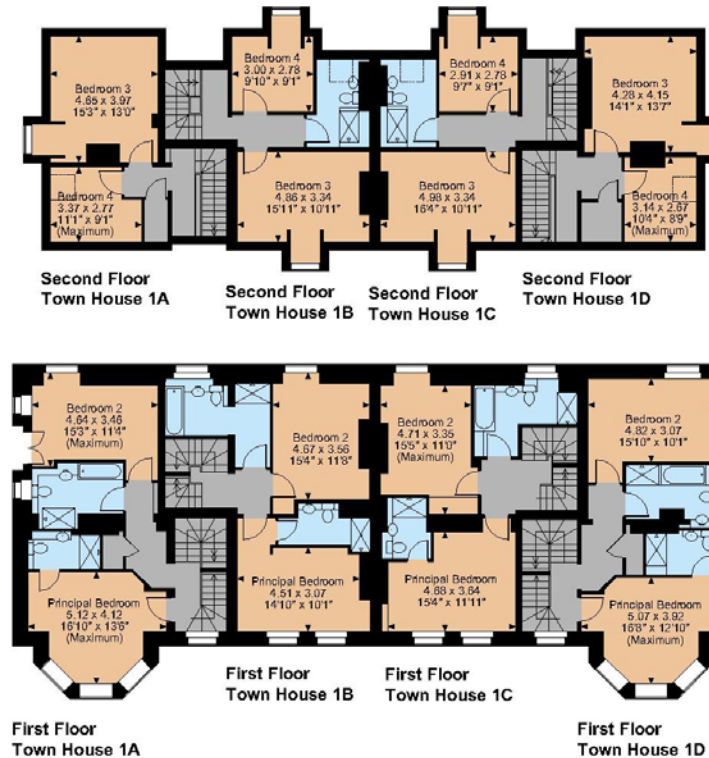
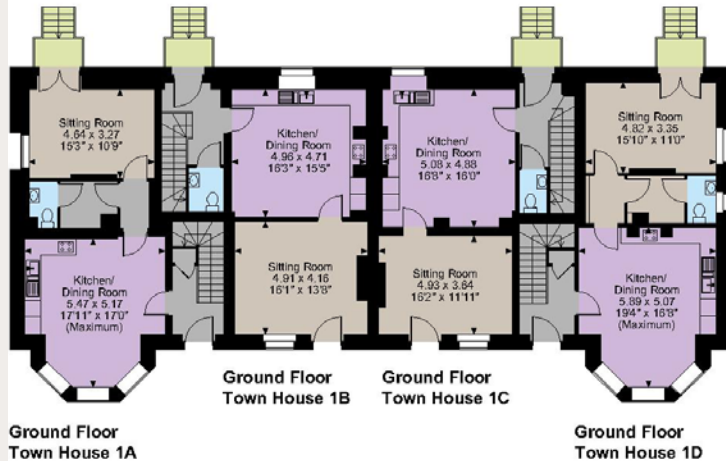
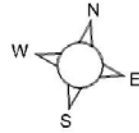
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Agents Notes: Photos of 1B



The Grandstand Whitcliffe Lane, Ripon
Town House 1A internal area 1,653 sq ft (154 sq m)
Town House 1B internal area 1,676 sq ft (156 sq m)
Town House 1C internal area 1,651 sq ft (153 sq m)
Town House 1D internal area 1,679 sq ft (156 sq m)
Total internal area 6,659 sq ft (619 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Location

The medieval Cathedral city of Ripon, the smallest city in Yorkshire, has a large market square bordered by a comprehensive range of amenities including high street and independent shops, supermarkets, restaurants, bars and public houses together with excellent leisure and sporting facilities including a cinema, leisure centre, swimming pool, racecourse and golf clubs and primary and secondary schooling.

The property lies within easy reach of the local bus route to Harrogate and Leeds, the nearby A1(M) gives access to key regional centres and the national motorway network, and Knaresborough station offers regular services to London Kings Cross in less than three hours.

The area offers a good range of state primary and secondary schooling including Outwood Academy (rated Outstanding by Ofsted) together with grammar schooling and a good selection of independent schools including Queen Mary's, Cundall Manor, Belmont Grosvenor and Harrogate Ladies' College.

Directions

What3Words - conforms.parsnip.only

General

Local Authority: North Yorkshire County Council

+44 (0) 300 131 2131

Services: Mains gas, electricity, water and drainage. Centrally heated.

Service Charges: Annual estate service charge, approx. £135/pa per plot

Council Tax Band: To be assessed

Tenure: Freehold

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

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Over 50 offices across England and Scotland, including Prime Central London

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