



**PLOT 2, GREENFIELD CLOSE**  
Topcliffe, between Ripon and Thirsk

**Carter Jonas**

# PLOT 2, GREENFIELD CLOSE, TOPCLIFFE, YO7 3SQ

**A SUPERB NEWLY BUILT 4 BEDROOM DETACHED PROPERTY PROVIDING EXCELLENT AND WELL PLANNED FAMILY ACCOMMODATION, DEVELOPED TO A QUALITY SPECIFICATION THROUGHOUT, FORMING PART OF A SMALL EXCLUSIVE DEVELOPMENT ON THE NORTHERN EDGE OF THIS POPULAR AND CONVENIENTLY LOCATED VILLAGE.**

- Thirsk - 6 miles
- Ripon - 8 miles
- Boroughbridge - 8½ miles

Reception hall • Cloakroom • Sitting room • Study  
Excellent everyday living kitchen • Utility room • Landing with cylinder cupboard • Principal bedroom with an en suite shower room • Three further double bedrooms • House bathroom • Ample parking • Garage • Lawned garden • High specification throughout • 10 year Aedis warranty • Gas fired central heating • Underfloor heating throughout ground floor • Double glazing • Traditional radiators on first floor

Topcliffe is a popular and conveniently located village which has a range of everyday facilities including a primary school, two pubs, a church, village hall and a post office/general store. The village is ideally situated almost equidistant from Ripon and Thirsk, just to the East of the A1(M) and approached from the A168. Mainline rail connections are available in Thirsk, Northallerton and York.

Greenfield Close is an attractive and exclusive cul de sac development of 5 detached properties being constructed by T&E Wilson Property Ltd - local builders and developers with a deserved reputation for quality workmanship.

Plot 2 is an attractive rustic brick built detached property providing excellent 4 bedroom family accommodation developed to a high specification throughout. The property offers spacious and flexible living space including a reception hall, cloakroom, study, a large open plan living kitchen with bi-folding doors opening onto the rear garden, a well-proportioned sitting room with a fitted log burning stove, a large principal bedroom with en suite shower room together with three further double bedrooms and a house bathroom.

## ADDITIONAL INFORMATION

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

**Building Warranty** The property will have the benefit of a 10 year guarantee.

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



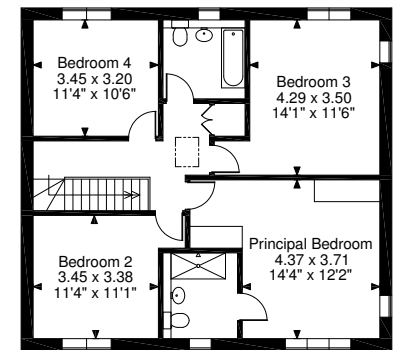
**Harrogate 01423 523423**

harrogate@carterjonas.co.uk

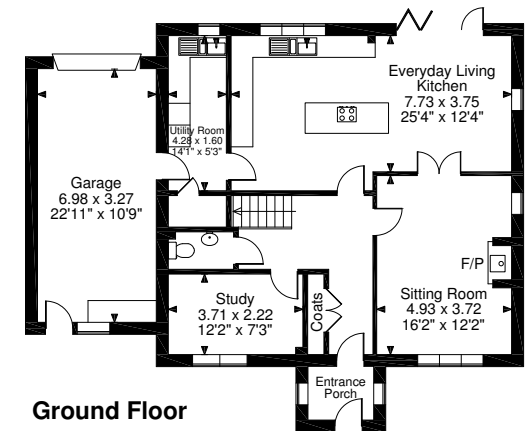
Regent House, 13-15 Albert Street, Harrogate HG1 1JX



**Plot 2, Greenfield Close, Topcliffe**  
Approximate Gross Internal Area  
Main House = 1,831 sq ft / 170 sq m  
Garage = 246 sq ft / 23 sq m  
Total = 2,077 sq ft / 193 sq m



**First Floor**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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Offices throughout the UK

## IMPORTANT INFORMATION

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