



No 2 (Plot 3)

Green Garth Spofforth Lane, Little Ribston, Wetherby LS22 4EU

£1,200,000 | Freehold

maxwell hodgson

estate agents

A superb six bedroom detached house that has been newly built to exacting standards and under architectural supervision. Presented to an exceptional standard with incredible attention to detail.

The front door opens into a bright and airy reception hall boasting a tiled floor. Off the reception hall is a cosy sitting room, snug/family room and study. There is also a fabulous living/ dining/ kitchen offering perfect open space for entertaining or family living. Bifold doors open to the rear patio which in turn backs onto a private paddock and open farmland beyond. At the heart of the living/ dining/ kitchen is a stunning kitchen with integrated Bosch appliances., complemented by a generous utility room with fitted units and space for appliances .

An elegant staircase leads up to the first floor, where there are three bedrooms each with luxurious en-suites. Two further bedrooms and a house bathroom complete this floor. The attractive staircase continues to the second floor where there is a further spacious bedroom and games/playroom and a large well appointed shower room.

Offering 300 sqm/3229 sqft, the property is appointed to an excellent standard and offers quality fixtures and fittings both internally and externally, which include bespoke timber windows.

An Air Source Heat exchange system has been installed providing under floor heating to both ground and first floor, with radiators to the second floor, the solid concrete first floor provides for exceptional sound proofing.

Village Life

Little Ribston is a highly sought after village and offers the perfect environment for family life and is conveniently located only 4 miles from Wetherby. Harrogate town centre. approximately 7 miles away offers a number of highly rated secondary schools, a wealth of sophisticated shops, restaurants and other everyday amenities. The A1(M) is approximately 4 miles and provides excellent access to the commercial centres of the North.

Walls

Random coursed reclaimed natural stone with natural stone heads, cills, corbels, Kneelers and stone tabling.

Roof

Natural Clay Pantiles

Windows

Bespoke treated timber vertical sliding sash double Glazed windows with Pebble Grey factory paint finish weather seals and Security locks to comply with Part Q

External Doors

Bespoke treated timber Insulated raised and fielded panel doors to Entrance and Utility with Cement Grey factory paint finish together with weather seals and Security locks to comply with Part Q. Half glazed to Utility Room. Bespoke treated timber Bifold doors to Dining Kitchen with Cement Grey factory paint finish together with weather seals and Security locks to comply with Part Q.

Kitchen

Individually designed British made kitchen in Mornington Shaker Dust Grey paint finish with matching colour floor cabinets, wall units, end panels and plinths. 30mm Marbled white Quartz worktops and matching upstands approximately 150mm high. Black Cup handles and Knobs to doors and drawers. Soft closers to all drawers and doors. 30mm Marbled white Quartz large island with overhang for seating area. Franke undermount stainless steel sink with Capel Black Monobloc tap. Grooved drainer to side of sink.

Integrated Bosch appliances including:

- Serie 8 Single oven with brushed steel fascia
- Serie 8 Compact oven with Microwave brushed steel fascia
- Serie 8 Warming Drawer
- Serie 6 – 80cm Induction hob in black glass
- Serie 2 – 90cm wide box design cooker hood in brushed steel
- Serie 2 – Fridge Freezer
- Serie 2- 60cm Dishwasher
- Capele Dual zone wine cabinet with black glass door
- Pull out waste bin in light grey, 2 no 30 litre sizes
- LED Sensio furniture lighting
- Grey Cutlery tray

Separate Utility Room

Individually designed British made cabinets and cupboards in Mornington Shaker Dust Grey paint finish with matching colour cabinets end panels and plinths. 30mm Marbled white Quartz worktops and matching upstands approximately 150mm high. Black Cup handles and Knobs to doors and drawers. Soft closers to all drawers and doors. Franke undermount stainless steel sink with Capel Black Monobloc tap. Grooved drainer to side of sink. Services for washer and recirculating dryer

Bathroom, En-Suites and Cloaks

- Fully designed Integrated wall mounted toilets and wash hand basins with concealed pipework
- Villeroy and Bosch sanitary ware
 - Hansgrohe shower mixer and chrome brassware
 - Walk-in shower to En-suites with flush stainless-steel cover to floor drain
 - Shower over bath and glass screen in Bathroom
 - Polished Chrome designer style heated chrome towel radiators (excluding Cloaks)
 - Wall mounted cabinet in Anthracite Grey to Wash hand basins
 - Flush wall cabinet with mirror and Anthracite Grey trim to perimeter

Wall Tiling

- Italian porcelain tiles with matching grout and metal trims
- Full height tiling to walls throughout all En suites and Bathroom
 - Half Height tiling to Cloaks

Floors

Italian porcelain tiles with matching grout and metal trims Fully tiled floor to Ground floor Hall, Cloaks, Utility, Kitchen, Dining, Living kitchen areas, Bathroom and En-suites. Elsewhere flooring will be prepared to receive carpet (Carpet supply and fit excluded)



1 - 5 Bed detached with double garage & 2 parking spaces

2 - 6 Bed detached with double garage & 3 parking spaces



Joinery

- Oak veneer ladder style internal doors with black nickel ironmongery
- Oak handrail and newel and strings to staircase. MDF and plywood to stair treads and risers.
- Painted contemporary grooved skirting boards and architraves
- Timber painted window cill boards and internal joinery linings.
- Factory finished painted timber double glazed windows with chrome ironmongery
- Painted boxings to cupboard

Decoration

Matt emulsion to walls and ceilings

Heating and Ventilation

- Air source heat pump System for Heating and Water.
- Underfloor heating throughout Ground and First Floors.
- Radiators to Second floor.
- Chrome heated towel rail to Bathroom and En-suites
- Extractor fans

Electrical

- Black Nickel toggle light switches and sockets.
- TV aerial and Sky ready installation
- Intruder alarm system
- LED recessed down lighting to Kitchen, Bathroom, En-suite and Hallways, pendant lights elsewhere

External

- Landscaped front garden and turf to rear garden
- Paved footpaths and patio area
- External cold-water tap
- External lights to front, rear and side doors.
- External power socket
- Insulated Electric Sectional up and over door with lighting and power to Garage
- Permeable paving to Drive

General

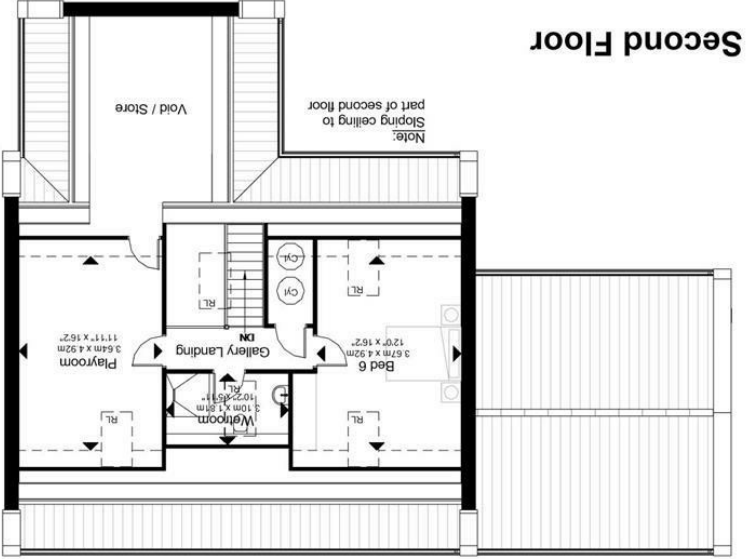
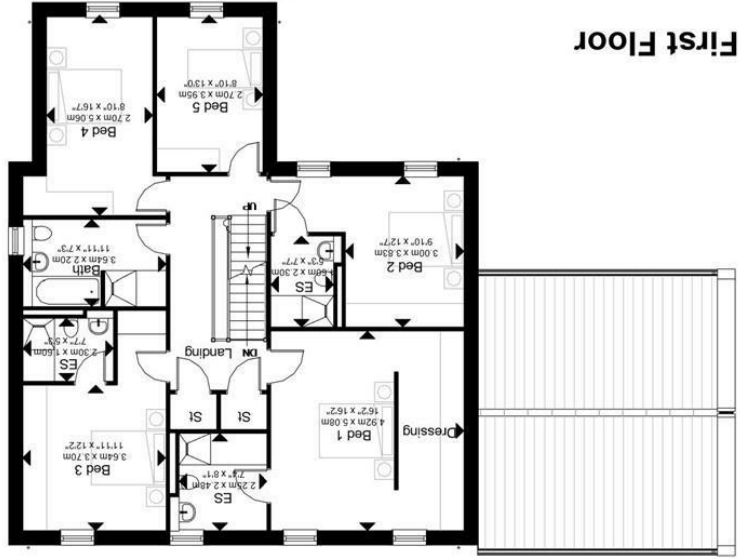
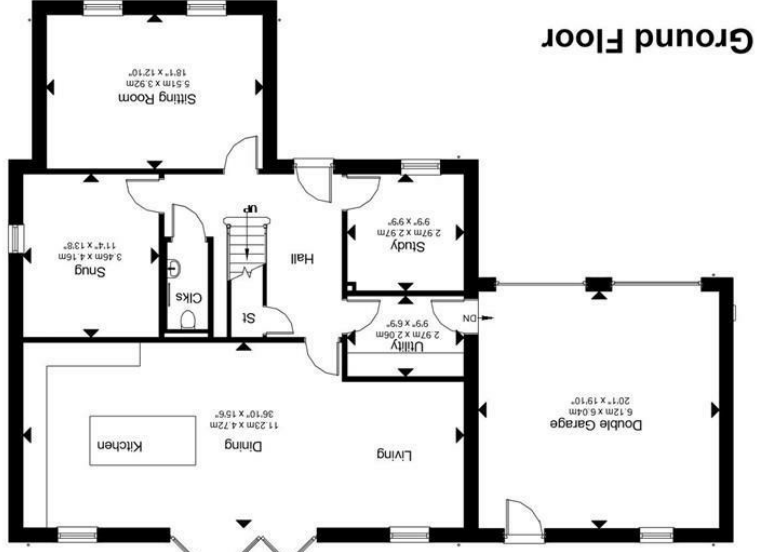
- 10-year structural building warranty with ICW
- Main's water and electric incoming services together with BT ducting into house.





Entering the village from the direction of Wetherby along the B6164 Wetherby Road, turn left into Spoorforth Lane and Green Garth is situated on the right.

Directions



First Floor
Gross Internal Area (excluding garage)
123 m² / 1324 SQ FT
Approx

Second Floor
Gross Internal Area (excluding garage)
123 m² / 1324 SQ FT
Approx

Ground Floor
Gross Internal Area (excluding garage)
54 m² / 581 SQ FT
Approx

2 Green Garth, Little Ribston

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
Approximate gross internal floor area (excluding garage) : 300 m² / 3229 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified