



28 Regency Place  
West Tanfield, Ripon, North Yorkshire HG4 5FD

Cobble Country  
*Dales & Lakes*

Town & Country Property Agents Est. 1992



# 28 Regency Place, West Tanfield, Ripon, North Yorkshire HG4 5FD

28 Regency Place is a beautifully presented four bedroom detached family home, set in the picturesque village of West Tanfield. The village has two pubs, a local shop, post office and primary school. With open countryside views, spacious interiors and inviting outdoor spaces, this home is perfect for families seeking a blend of tranquility and convenience. West Tanfield is a short drive from Ripon, Bedale and Masham and has great access to the A1M. Bus routes operate to the local secondary schools, including the sought after Ripon Grammar School.

Accommodation comprises of a tiled entrance hall leading to the bespoke large, bright kitchen diner with island. There are integrated Electrolux appliances including electric oven, combi microwave, fridge/freezer and dishwasher. The island countertops give an exceptional finish to this room. Double patio doors open onto the south facing garden and has countryside views. The spacious lounge is to the front of the property with a bay window. There is a good-sized utility room, wc and useful under stairs storage cupboard completing the accommodation to the ground floor.

To the first floor, the landing feeds through to the four bedrooms and family bathroom. The master bedroom includes a dressing area and en-suite with 'upgraded' floor to ceiling tiles and waterfall shower. Three further good sized double bedrooms are perfect for growing families and guest visits. The family bathroom again has 'upgraded' floor to ceiling tiles and an over-bath waterfall shower, all completed to an excellent standard. On the landing there is a loft access in the ceiling and a large airing cupboard which houses the high-pressure hot water cylinder.

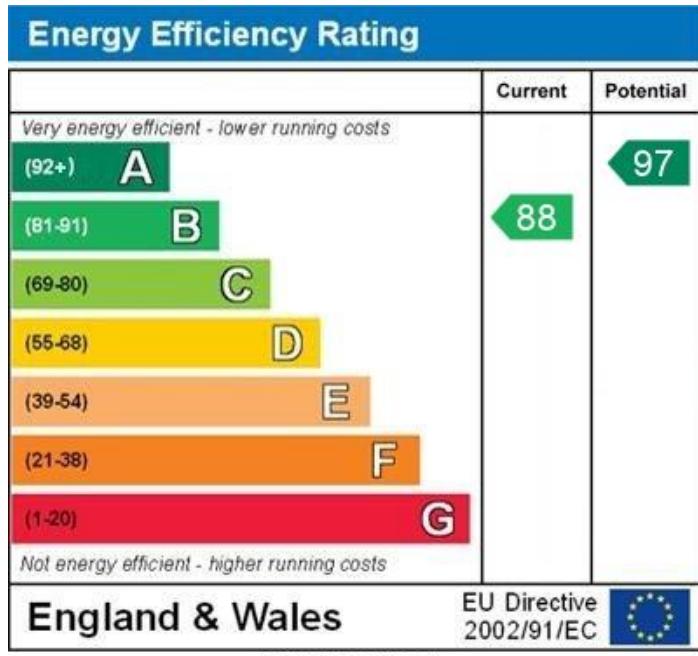
Externally, a block paved double driveway is situated in front of the large detached double garage which has significant additional storage. The generous enclosed rear garden can also be accessed through a side gate.

The property is located in a corner of the development and is not overlooked, enabling privacy and seclusion. It was newly built in 2022 to a high specification and includes many 'upgraded' features. There is the remainder of a 10-year NHBC guarantee with this property. There is UPVC white double glazing throughout. The central heating and hot water are powered by an air source heat pump.

Viewings are highly recommended to appreciate the space the property has to offer, the local area and its surroundings.

**Guide price £440,000**





#### SERVICES

Mains water, drainage and electric.

#### TENURE

We are advised by the vendor that the property is freehold.

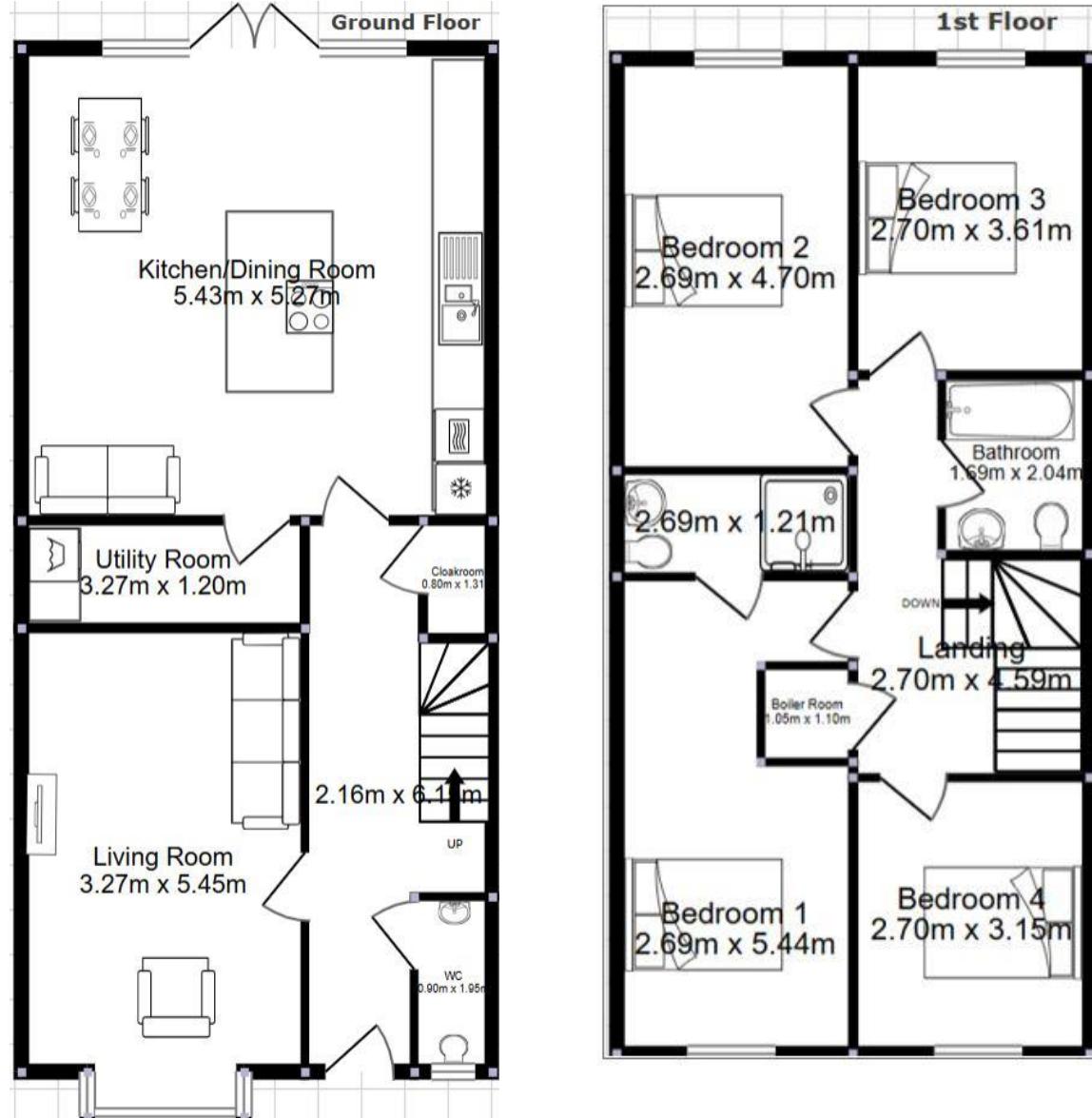
#### COUNCIL TAX BAND

We are advised that the property is currently in band E.

#### DIRECTIONS

From the roundabout in West Tanfield, take the north exit keeping Bruce Arms Pub on your left. Passing the Methodist Church on your right, take the next turning into Regency Place and follow the drive around to the right to the end where 28 Regency Place is directly ahead with double car parking in front of the double garage.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation or warranty in relation to this property.



**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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