



## LITTLE RIBSTON

WETHERBY ROAD, NEAR WETHERBY, LS22 4EP

[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

Loxley Homes

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## **LITTLE RIBSTON, WETHERBY ROAD, NEAR WETHERBY, LS22 4EP**

Located in the quaint, peaceful village of Little Ribston, just 5 miles north of Wetherby and 3 miles south-east of Knaresborough and 8 miles from Harrogate are these two substantial family homes. Oak House is a 5 bedroom home with the option to make the fifth bedroom into a home office and Acorn House is a 4 bedroom home with home office.

Presented with a high specification and finish, each will benefit from private landscaped gardens and enjoy delightful views across open countryside. Each home has been sympathetically designed to offer spacious accommodation for living and working from home. Both homes have an open plan dining and kitchen area with ample natural light and with a high specification. Kitchens come fully fitted and include a ceramic hob, a cooker hood, double oven, dishwasher and fridge freezer. Each bathroom has high quality sanitary ware with chrome fittings, Porcelanosa tiled walls and floors, LED spotlighting and heated towel rails. En-suites come with white contemporary sanitary ware and chrome fittings.

Both homes benefit from oil fired central heating and insulation throughout and high quality double glazed high performance timber windows with charcoal grey finish. There is a private driveway leading to each property with turfed gardens with tree and shrub planting to the front and rear of each home.

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# Site Layout

Oak House

Acorn House



## Oak House

Approx Gross Floor Area = 2023 Sq. Feet  
(Excluding Garage) = 187.9 Sq. Metres



For illustrative purposes only. Not to scale.



### Plot 1 - Oak House Plot 2 - Acorn House

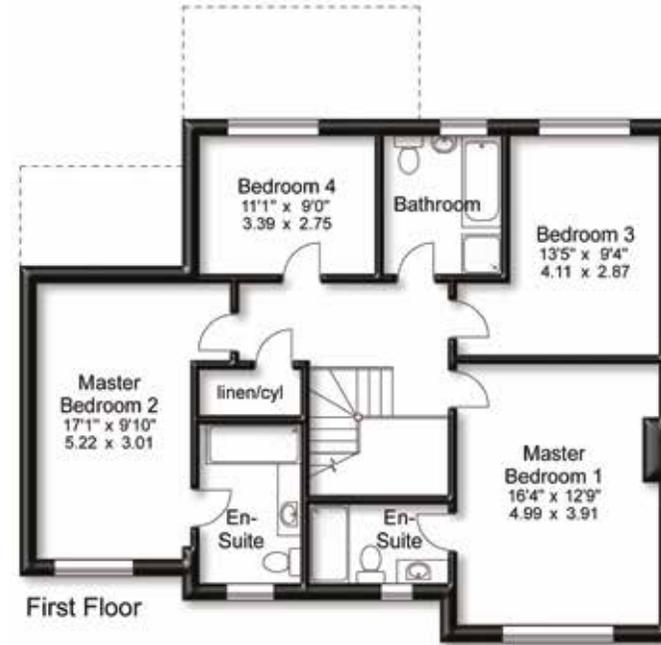
#### TWO BEDROOM TERRACED HOUSE

From the downstairs hallway, a family dining kitchen can be found to the rear of the property, with access to a utility room. The ground floor also offers a spacious lounge, a WC, a bedroom and an integral garage with direct access to the utility room. The first floor consists of two master bedrooms, both offering en-suite facilities. There are also two further bedrooms and a bathroom.



## Acorn House

Approx Gross Floor Area = 2023 Sq. Feet  
(Excluding Garage) = 187.9 Sq. Metres



For illustrative purposes only. Not to scale.

### Dimensions

#### Ground Floor

	metric(m)	Imperial
Family Dining Kitchen	8.74 x 5.45	28'8" x 17'10"
Lounge	5.91 x 3.91	19'4" x 12'9"
Home office/Bedroom 5	3.88 x 1.96	12'8" x 6'5"
Utility	2.81 x 1.75	9'2" x 5'8"
Garage	5.36 x 2.82	17'7" x 9'2"

#### First Floor

	metric(m)	Imperial
Master bedroom 1	4.99 x 3.91	16'4" x 12'9"
Master bedroom 2	5.22 x 3.01	17'1" x 9'10"
Bedroom 3	4.11 x 2.87	13'5" x 9'4"
Bedroom 4	3.39 x 2.75	11'1" x 9'0"

#### Approx GIA

184.5sqm

1987sqft

\*Note all dimensions are subject to minor amendments and should not be fully relied upon.



*NOTE: Images are for illustrative purposes only to indicate the quality and finish of the properties. Please refer to floor plans for room sizes.*

## SPECIFICATION

### KITCHEN

- High specification units
- High quality kitchen worktops and up-stand
- Integrated appliances
- Bosch kitchen and utility appliances
- Porcelanosa floor tiles
- LED spotlighting

### BATHROOM

- Contemporary white sanitary ware & full/semi basin pedestal (where applicable)
- Chrome fittings
- Half height tiling to walls
- Full height tiling to over bath shower (where fitted) including hinged glass shower screen
- Full height tiling to shower
- DMEV ventilation
- Chrome heated Towel Rail
- Chrome single lever basin mixer with pop-up waste
- Porcelanosa high quality wall and floor tiles
- Thermostatic bath filler with pop-up waster & overflow
- LED spotlighting

### ENERGY EFFICIENCY

- Oil fired central heating and insulation throughout
- High quality double glazed timber window frames
- 1KW PV panels on roofs
- Darwin hardwood 5 folding sliding patio doors

### INTERNAL

- Matt emulsion to walls and ceilings
- Painted vertical panel doors (cottage style)
- Painted contemporary architraves & skirting board
- White satin paint finish to woodwork

### EXTERNAL

- High quality timber fences
- Turfed gardens with tree and shrub planting

### WARRANTY

- 10 year builders warranty (Provider to be confirmed)

Note: Building specification may be subject to change



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## WETHERBY

Wetherby is one of Yorkshire's most prestigious market towns. Situated on the River Wharfe this vibrant town has a population of some 17,000 people and is ideally located for those wanting to commute to nearby Leeds or York. Located just off the A1 motorway this excellent road link provides access to many northern centres as well as both the M1 and M62 motorways. Both Harrogate and Knaresborough are located within 25 minutes' drive of the town centre.

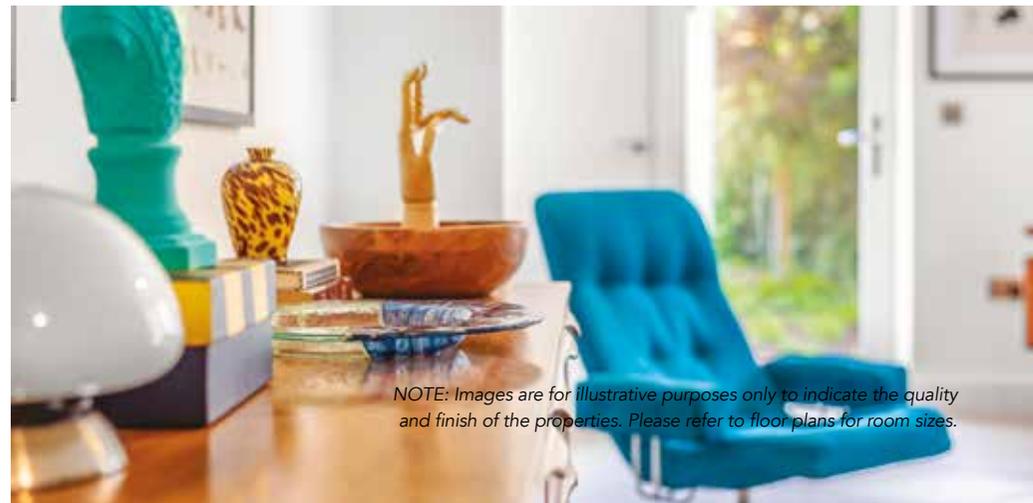
Granted a Royal Charter in 1240, Wetherby has been a crossing point on the River Wharfe since Roman times and has many treasures to explore including panoramic scenery and historic architecture.

The Shambles, built by the Duke of Devonshire as a row of butcher shops, later converted to a covered market where farmers brought their produce to trade, now boasts specialist craft shops, quaint tearooms and restaurants. Wetherby Racecourse is situated only half a mile away from the development and forms an important part of the racing circuit holding popular steeplechases as well as exhibitions and arts, crafts and antique fairs.

Wetherby boasts many rural areas on its fringe including Linton, where Wetherby Golf Club is located. Many of the villages in the vicinity are particularly attractive with a choice of pubs and restaurants.

As one of Yorkshire's most prestigious towns, Wetherby offers plenty of local amenities and services including Morrison's and Marks & Spencer supermarkets, medical facilities and a choice of primary schools. Secondary schools close by include Boston Spa school and Wetherby high school.





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Loxley Homes is a niche developer with a focus on high quality homes in the Yorkshire area. Established over 30 years ago, this experienced house builder has a passion for design and quality. Little Ribston is no exception and both houses are designed with practicality in mind alongside a quality specification, Loxley Homes deliver a professional and efficient service to bring a quality home for you to enjoy.

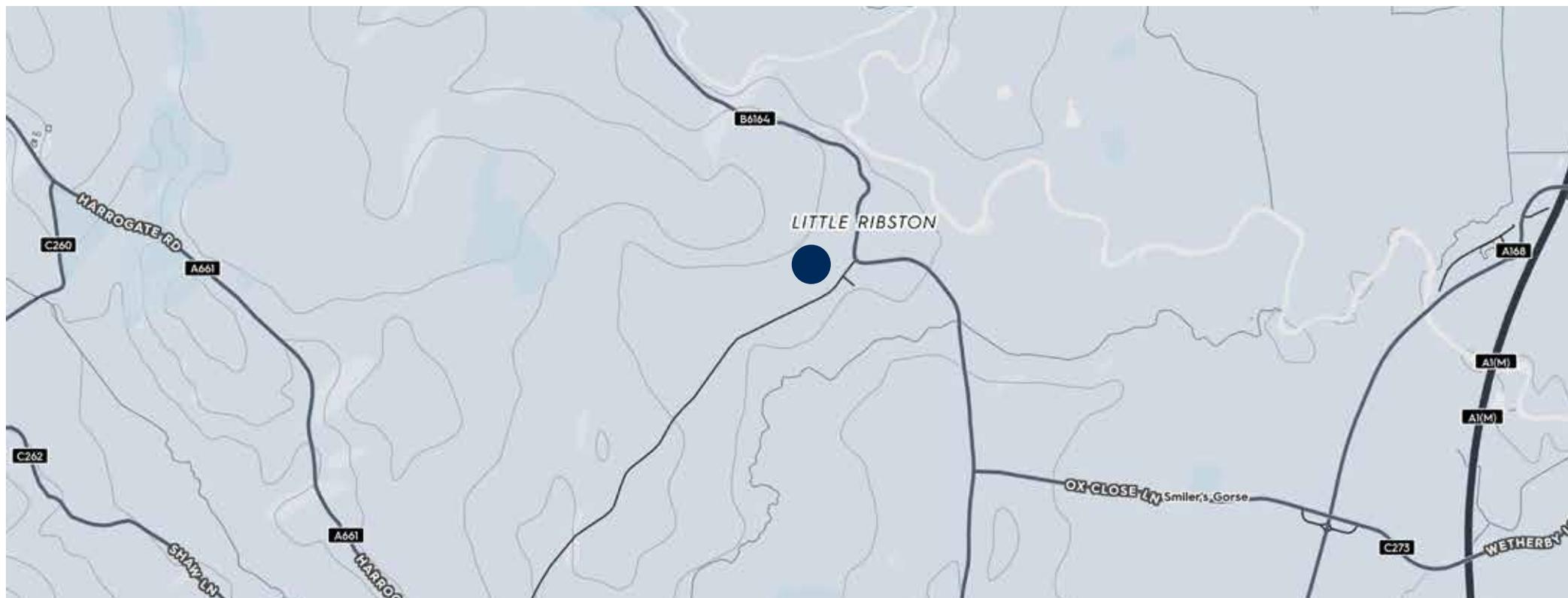
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## Map & Directions

### From Wetherby town centre

From Wetherby town centre, head north on Wetherby high street for 1.1 miles, going straight across two roundabouts. Make a slight left onto Wetherby road and continue to follow B6164. In 2.6 miles the destination will be on your left.

Sat Nav Postcode: LS22 4EP



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