



Doublegates Avenue, Ripon, HG4 2TP

£399,950 NO CHAIN



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An excellent detached family home located in an ever-popular and family-friendly residential area on the very edge of Ripon. The property occupies a particularly enviable position set back from the main thoroughfare and directly facing an open recreation field with delightful woodland and riverside walks beyond.

The tucked-away setting makes a wonderful first impression, adding an unexpected air of exclusivity and marking out this property as something special. The generously proportioned and versatile accommodation is complimented by patio doors to the rear garden allowing seamless indoor/outdoor living, a light kitchen with integrated appliances and luxurious bathroom fittings. The current owner has diligently maintained the house and carried out numerous improvements including opening up the sitting room and dining room, fitting a new 'combi' central heating boiler in recent years and an electric car charging point.

The property is immaculately presented and attractively decorated throughout, combining bright and neutral tones with a tasteful flair, resulting in a property that is eye-catching, homely and practical.





Stepping inside reveals a welcoming hallway with staircase to the first floor and a useful downstairs toilet. A study, off to the left, adds to the versatility and could serve a variety of purposes. Continue to the breakfast kitchen and you'll find a comprehensive range of units with granite work-surfaces, integrated appliances, door to the rear and an under-stair cupboard. The through sitting room and dining area is superbly configured for families or entertaining and includes a walk-in bay front window, patio doors to the rear and a feature fireplace with gas fire.

On the first floor, the landing offers a generous cupboard housing the central heating boiler. Bedroom one enjoys a delightful open aspect and features a full length range of fitted wardrobes and the luxury of a beautifully appointed en-suite shower room. Bedroom two has the same lovely views and benefits from a good size recessed wardrobe/storage cupboard. There are two further bedrooms and a superbly appointed, modern house bathroom.



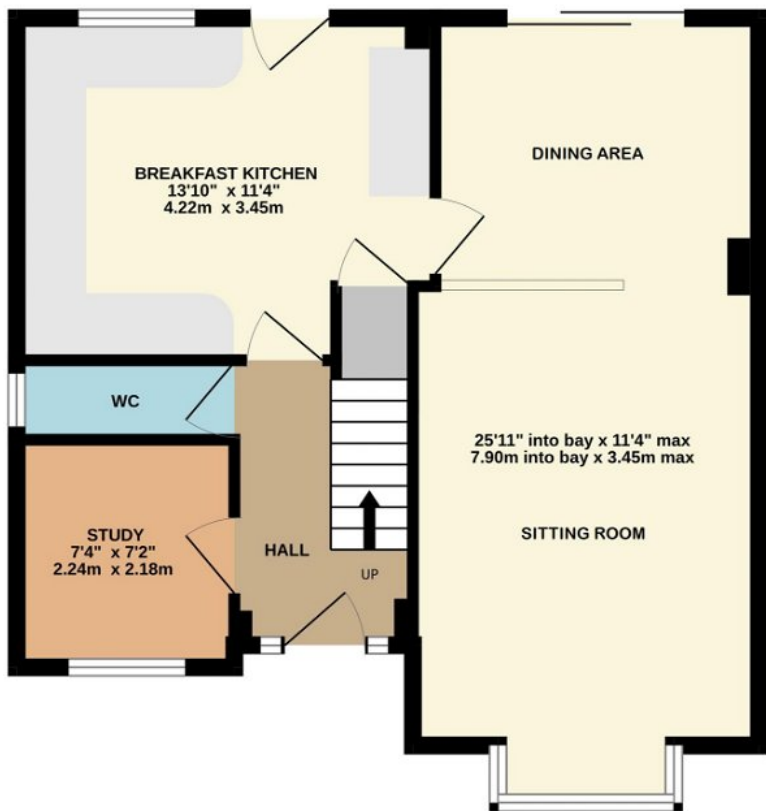
The driveway provides ample parking together with an electric car charging point and leads to a detached double garage with twin entry doors, light and power connected. A paved pathway to the side of the house leads to the enclosed and generous rear garden with paved patio, deep, shaped borders, good size lawn and gravelled area with pond.

The house is delightfully located close to some lovely countryside walks and there is a handy local shop nearby. Ripon provides excellent schools for all ages with Ripon Grammar school and Outwood Academy, both of which have been rated as 'outstanding' by OFSTED within easy walking distance.

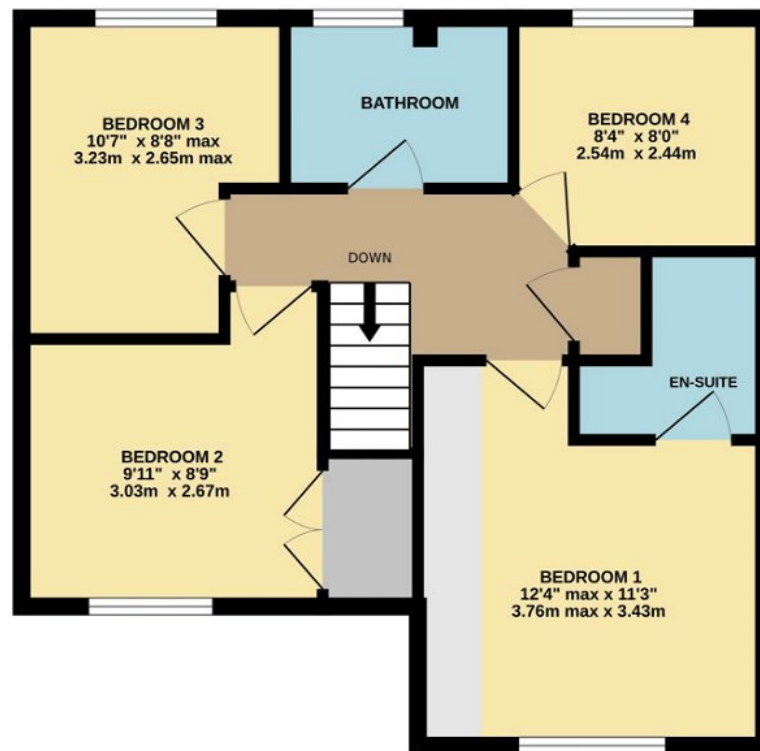
The historic but vibrant and cosmopolitan city centre is within easy reach and provides a comprehensive range of shops and services situated around the picturesque marketplace. Regular travellers and commuters benefit from regular bus services and access to local road networks with connections to the A1(M).



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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