



Newlands Drive, Ripon, HG4 2JY

£259,500

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A great opportunity to live in a popular residential area of Ripon, ideal for young couples, families and professionals with excellent amenities, schools for all ages and delightful countryside walks nearby.

The current owners began their tenure by carrying out a program of modernisation and refurbishment, adding practical and thoughtful features to create a delightful home. The downstairs layout was re-configured to provide a cosy sitting room and an attractive dining kitchen, where the sociable, open-plan layout is more conducive to modern life and entertaining. With gas central heating and double glazing, the property offers bright and flexible accommodation, combining tasteful décor and large windows to make the most of the natural light. The property could now suit a wide range of buyers who appreciate a low maintenance, ready-made home in a great location. However, those wishing to extend the property will note the potential allowed by the generous rear garden and roof space, subject to the necessary consents.

SOLO SAY: The perennial semi-detached house style still holds great appeal in today's property market for a wide range of buyers and this excellent example combines modern features with typical design attributes from the housing boom of the late 1960s.





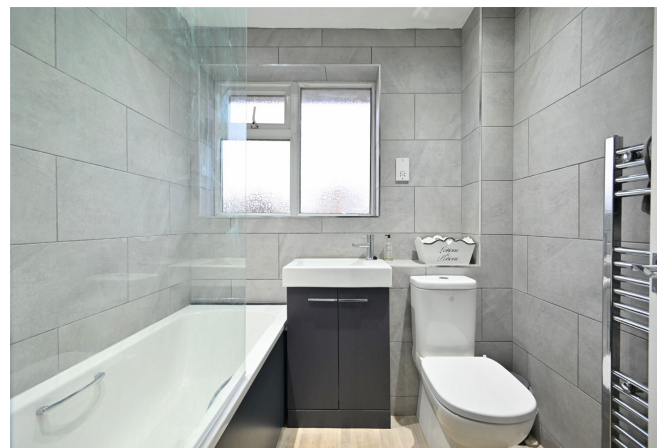
A spacious hallway makes a pleasant first impression and there is a useful cloaks/ storage cupboard under the staircase. The restful sitting room is well-proportioned and has a wide front window. The dining kitchen is the centre-piece of the home, providing a dining area with double doors leading outside to a large decked area. The kitchen is fitted with an attractive range of units including plenty of storage and work-space, integrated washing machine, electric oven and hob.

On the first floor, bedroom one has a wide front window and an extensive range of fitted wardrobes, bedroom two has a wide window to the rear, bedroom three has a built-in cupboard and faces the front. The stylishly appointed house bathroom is fitted with a white suite including a panelled bath with shower over, vanity unit wash basin, toilet, heated towel rail and fully tiled walls.

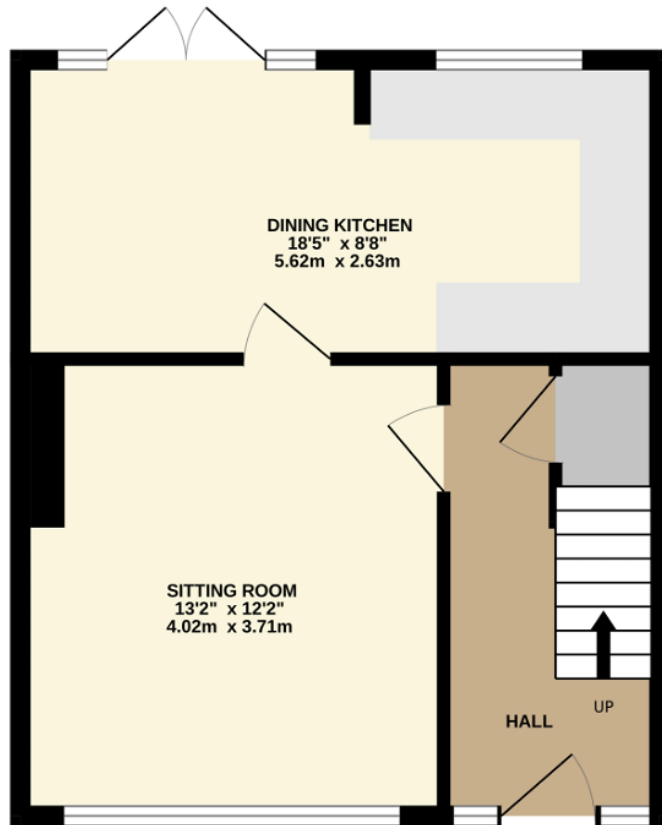


A driveway leads to timber gates and continues to the side. The front garden has been gravelled for ease of maintenance and to provide additional parking. The driveway continues to a single garage which benefits from light, power and a personal door to the side. The generous rear garden provides a decked area to make the most of the favorable westerly orientation, a good size lawn and greenhouse.

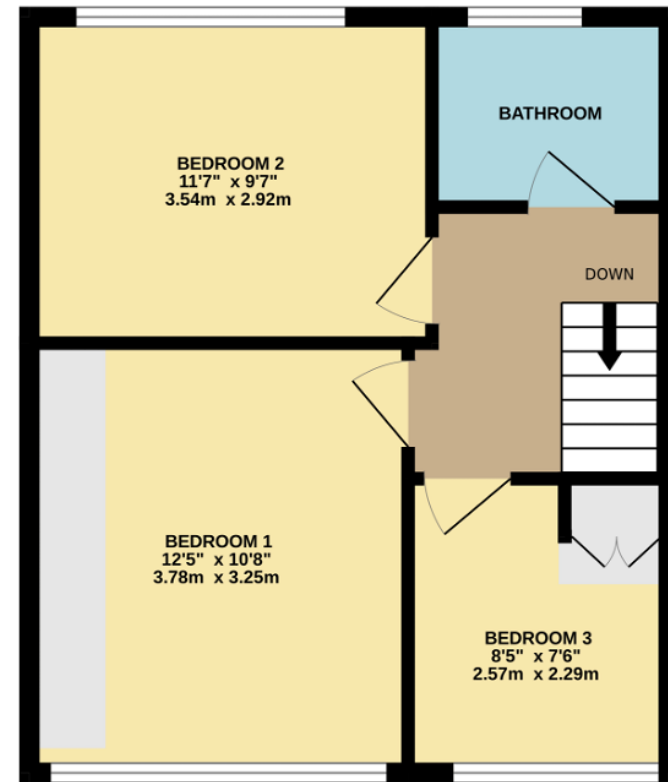
Pleasantly located on the south side of Ripon, this ever-popular residential area is ideally placed for amenities including local shops, primary schools, countryside walks and a Morrisons supermarket. The historic city centre is within easy reach by car, bus ride or on foot and offers an excellent range of shops and services located around the picturesque market place. The choice of excellent schools continues for older children with the 'Outstanding' rated Ripon Outwood Academy and Ripon Grammar. Ripon also offers a range of excellent sporting and leisure facilities or pubs and restaurants depending on your predilection.



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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SOLO PROPERTY MANAGEMENT LTD

Visit our showroom at 3a Westgate, Ripon, HG4 2AT

EMAIL

info@solopm.com

www.solopropertymanagement.com

