



28

West Lane, Ripon, HG4 2NP

£279,950 NO CHAIN

  
estate agents

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solopm.com

## West Lane, Ripon, HG4 2NP

An attractive and greatly improved semi-detached home delightfully situated in a popular residential area on the south side of Ripon, conveniently placed for local amenities, schools and with lovely countryside walks near by including to Studley Royal Deer Park, Fountains Abbey and Quarry Moor nature Reserve.

The property combines typical design characteristics from the era, including wide windows and light, airy accommodation, with modern features and neutral décor to provide bright, well-balanced and versatile living space perfect for the needs of couples or families, working from home and entertaining. The current owners have owned and enjoyed the property for many years, diligently carrying out improvements and maintenance for their own peace of mind. The property today is immaculately presented throughout and, being a larger example of this particular house style, represents a great opportunity in today's market.

There could also be an exciting opportunity to re-configure or extend the property to suit your requirements, subject to any planning or building regulation consent that may be needed. Offered for sale with no onward chain, a personal viewing is recommended to appreciate this delightful home.





Off the spacious hallway, you'll find two useful cloaks/storage cupboards, the downstairs toilet and the stairs to the first floor. The through reception room is particularly well-proportioned, with a sitting area to the front and a dining area to the rear with sliding patio doors to the garden. The kitchen is fitted with an attractive and modern range of units, having plenty of storage and work-space, together with a range of Bosch integrated appliances.

Continue upstairs and the light and roomy landing has a window to the side and the airing cupboard housing the hotwater cylinder. There is a pull-down ladder to the loft which houses the gas central heating boiler. Bedroom one has a range of fitted wardrobes, double bedroom two has a recessed wardrobe, bedroom three is a good size single with a storage cupboard. The bathroom has a white suite including a bath with shower over, fully tiled walls and a heated towel rail. There is a front garden and a drive continues to the side of the house to a single garage. The enclosed rear garden enjoys a relatively good degree of privacy and provides a paved patio, lawn and garden shed.

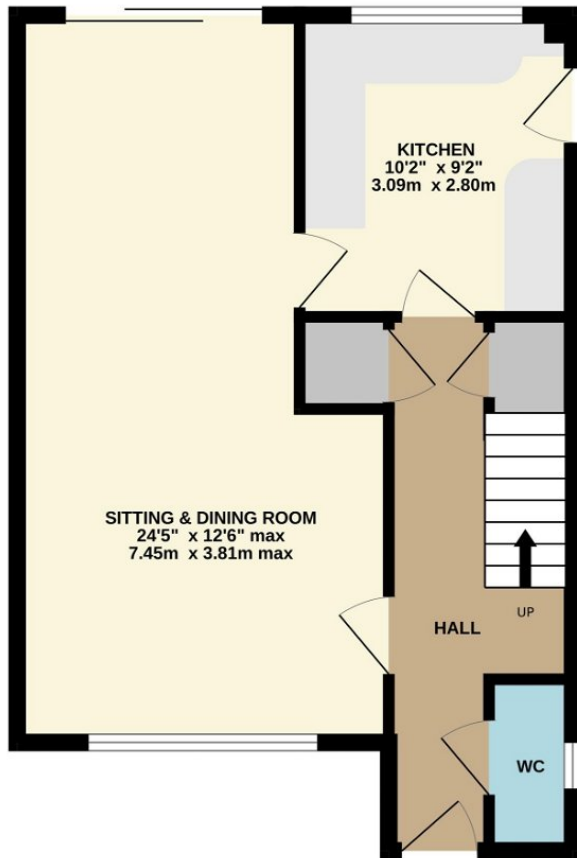


West Lane is situated in a popular residential area on the south side of Ripon. Those who enjoy walking can take advantage of several delightful routes into the surrounding countryside including towards Fountains Abbey, Quarry Moor nature Reserve and along Ripon's numerous waterways. The area is ideally placed for a range of local amenities including various shops, primary schools and a Morrison's supermarket.

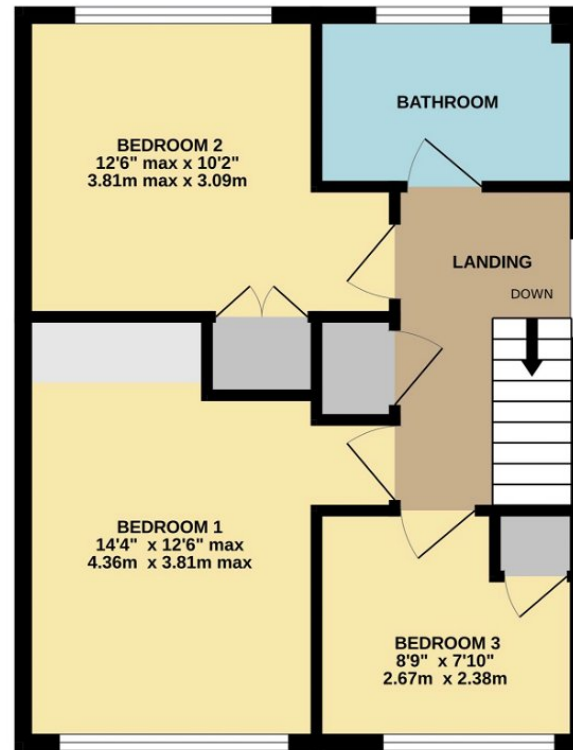
The historic centre of Ripon has a vibrant cafe culture and offers a wide choice of shops, pubs and services situated around the picturesque market place. Commuters and regular travellers will enjoy the benefit of an excellent local road network regular bus services.



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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