



Bishopton Lane, Ripon, HG4 2QN

Offers In Region Of £419,950

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A rare and exciting opportunity to acquire this attractive detached residence with no onward chain, occupying a most private and above average size corner garden position in the coveted Bishopton area of Ripon close to Ripon Grammar school, excellent local amenities and countryside walks.

SOLO SAYS: "Proudly exhibiting typical aesthetic design characteristics from the post war housing boom, this delightful property retains a pleasing charm that is so often lost over time. The generous proportions, large windows and characterful features still hold great appeal for those who are captivated by traditional charm. Cherished by the same family for over thirty years, this much loved family home is now ready to welcome, and adapt for, another generation."

The light filled accommodation offers great versatility and is complimented by a generous corner site with gardens to three sides, driveway parking and an attached garage. The property benefits from double glazing throughout and gas central heating courtesy of a newly installed (December 2023) Worcester Greenstar boiler with Hive system.

Greatly improved and diligently maintained during the current owner's tenure, the property now offers the successful buyer the chance to realise the exciting potential to modernise, reconfigure or extend the existing layout to suit their requirements, subject to any necessary consents.





An entrance porch leads into a spacious hall where you'll see the stairs ahead of you and a useful under-stair cupboard. An opening leads into an adaptable study space with a door to a convenient downstairs toilet. The spacious sitting room features a fireplace and a walk-in bay window to the front. Additional living space is provided by the family room, which also has a feature fireplace together with wide sliding patio doors to the rear garden, and the dining room with further sliding patio doors to the garden. The breakfast kitchen provides a range of units with plenty of workspace and storage, an integrated electric oven, gas hob, space for a table and chairs, a spacious walk-in under-stair pantry/store and a door to the side.

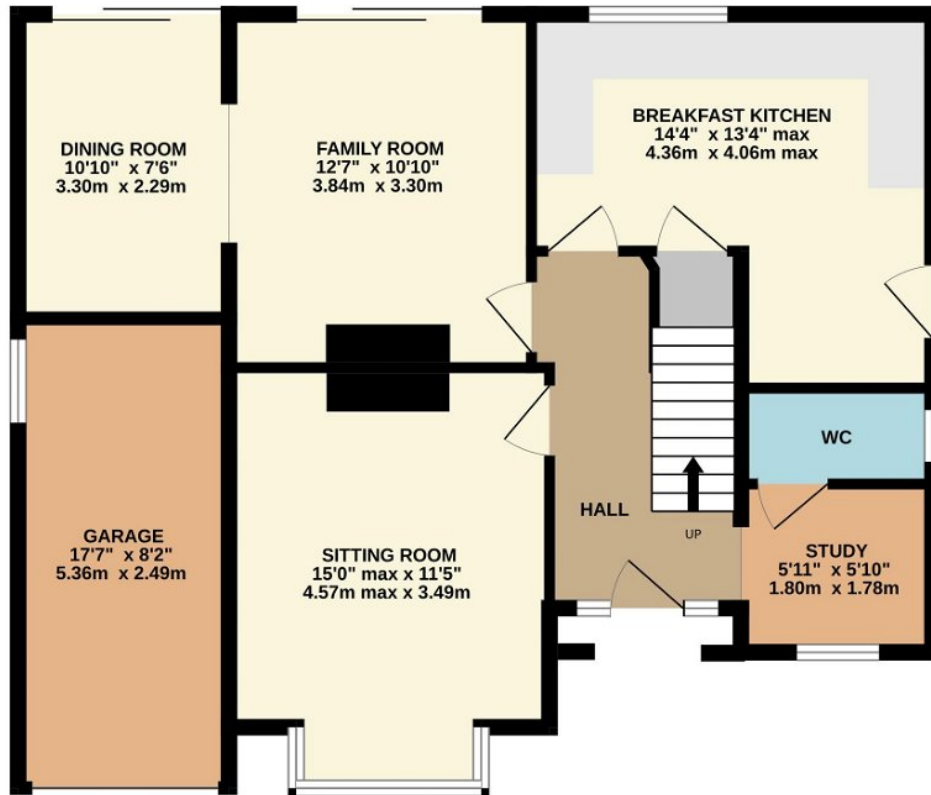
On the first floor, the spacious and bright landing has a window to the side, a cupboard housing the central heating boiler and access to the spacious, dry loft via a retractable ladder. Bedroom one features a walk-in bay window to the front and a further window offering views of the side garden and a glimpse of the Grammar school clock tower. Bedroom two enjoys a similar aspects from the side and rear and bedroom three has a window to the front. The house bathroom completes the accommodation and includes a panelled bath with shower over.



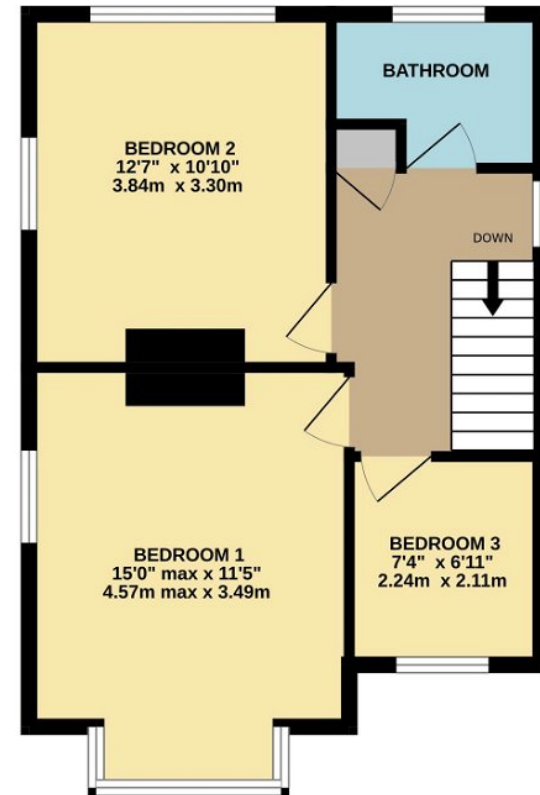
A gated and gravelled driveway leads to the attached single garage. The attractive front garden features gravelled areas with various plants and trees including a magnolia. The fabulous side garden has been carefully curated to offer a spectacular display of texture and colour when in bloom and comprises sweeping lawned areas interspersed by flower beds, shaped borders, two productive apple trees, a plum tree and a glorious cherry blossom tree, creating a haven for keen gardeners, families or just enjoying the surroundings.

The rear garden features a paved patio, gravelled areas with a central rockery and deep borders containing a variety of plants and trees, timber garden shed and a summerhouse/potting shed. Bishopton Lane is located in the particularly sought-after Bishopton area of Ripon and is conveniently placed for excellent local amenities including a regular bus service and a local shop with Post Office just around the corner, as are the renowned Ripon Grammar School and Outwood Academy, both rated outstanding by OFSTED. There are also lovely rural walks nearby. The Historic city centre is within easy reach and provides a range of shops, restaurants, and a local market every Thursday which is held on the famous market square. Ripon has a thriving community and is considered a vibrant place to live with plenty of sport and leisure facilities for all ages.





Ground Floor



First Floor

Bishopton Lane Ripon

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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