



6 Princess Royal Road, Ripon, HG4 1TQ

£265,000

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A most attractive end of terrace home occupying an established position in a popular residential area with a recreation park at the end of the road and conveniently placed for excellent local amenities, Ripon's flourishing city centre and various travel options.

SOLO SAY: Choosing your next home is never an simple task but this charming, traditional style property makes that decision that little bit easier. This is an all too rare occasion where positive first impressions translate into exceeded expectations. The deceptively proportioned and beautifully appointed accommodation is complimented by ample natural light, creating a spacious and practical home with a pleasingly bright and airy feel, ideal for modern life.

An open-plan, living/dining kitchen forms a stunning centre-piece to the house, with double doors allowing seamless indoor/outdoor living. The property benefits from gas central heating, double glazing and numerous thoughtful features to make life more relaxing. Greatly improved and presented to perfection by particularly house-proud owners, this excellent property is sure to have wide appeal and an early viewing is recommended.

There could be an opportunity to extend the existing layout either into the roof-space or rear garden, subject to the necessary consents.





A smart front door opens into an enclosed porch with space for coats and boots. The spacious and welcoming hall has a window and staircase with cupboard below. With generous proportions and a multi fuel-burning stove, the sitting room is the ideal space to relax and unwind. Couples, families and those who love to entertain are sure to appreciate the spacious dining kitchen where double doors lead to the garden and the kitchen area provides a range of units with plenty of workspace, storage and integrated appliances. A separate utility room offers more practicality and leads to a rear hallway and a useful, very smartly appointed, downstairs toilet.

Continuing to the first floor, the landing has a window to the side. The three bedrooms are arranged in a typical fashion and are noticeably more spacious than can sometimes be found in similar homes. A superbly appointed bathroom completes the accommodation with a white suite including a bath with shower over.

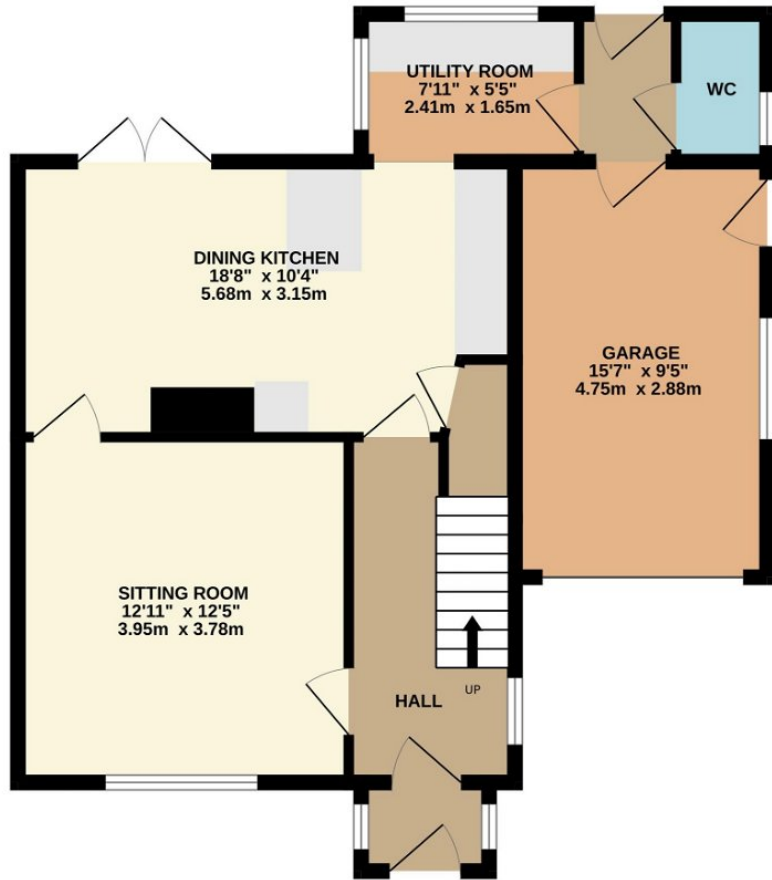


At the front, there is a gated garden and driveway leading to an attached single garage with electric roller door and connecting internal door. The enclosed rear garden offers a paved patio area, good size level lawn, outside tap, log store and garden shed.

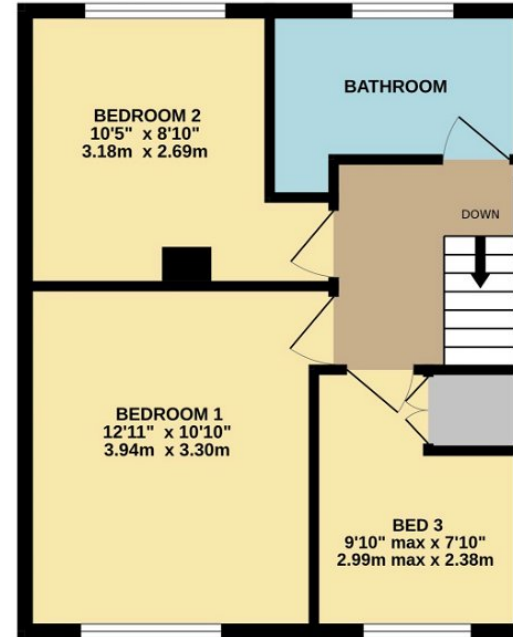
The property is delightfully situated in an established and popular residential area with a local park just at the end of the road. The area is supported by an excellent range of local amenities including local shops, leisure centre and regular bus services.

Ripon has a thriving centre with a comprehensive range of shops, cafés, pubs and services situated around the historic market place. There excellent schools for all ages including several primary schools nearby and the renowned Ripon grammar. The area also provides first class sporting and leisure facilities together with delightful walks into the surrounding countryside. Ripon ideally placed for commuters with the local road network connecting to the A1(M) for travel throughout the area.





GROUND FLOOR



1ST FLOOR

Princess Royal Road, 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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