



Littlethorpe Park, Ripon, HG4 1UQ

£299,500

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An attractive stone-fronted semi-detached home occupying a delightful cul-de-sac position with a backdrop of mature trees in this tucked-away area between Ripon and the coveted village of Littlethorpe. The area is conveniently placed for local amenities and with lovely countryside walks nearby including along the canal, marina and Ripon City Wetlands Nature Reserve.

SOLO SAY: Combining typical design characteristics from the era, including wide windows and light, airy accommodation, with thoughtful modern features and neutral décor, this lovely home provides bright, well-balanced and versatile living space perfect for the needs of couples or families, working from home or entertaining. The current owner has overseen various thoughtful improvements including re-configuring the ground floor to creating a bright, flowing, through living space with patio doors to the garden.

Superbly maintained, immaculately presented throughout and offered for sale in first class decorative order, this charming home represents an excellent opportunity in the current market for those who seek to combine location, space and low maintenance. There could also be an exciting opportunity to extend the existing property to suit your requirements, subject to any planning or building regulation consent that may be needed. A personal viewing is recommended to appreciate this delightful home.





Stepping inside reveals a spacious and welcoming hallway with space to hang coats and a staircase to the first floor having cupboard below. The generous proportions of the through sitting and dining room create an impressive and versatile space in which to relax or entertain, with pleasing natural light from the bay front window and patio doors to the rear, and a feature gas fire. An archway leads into the well-designed kitchen where an attractive range of units provides ample workspace and storage.

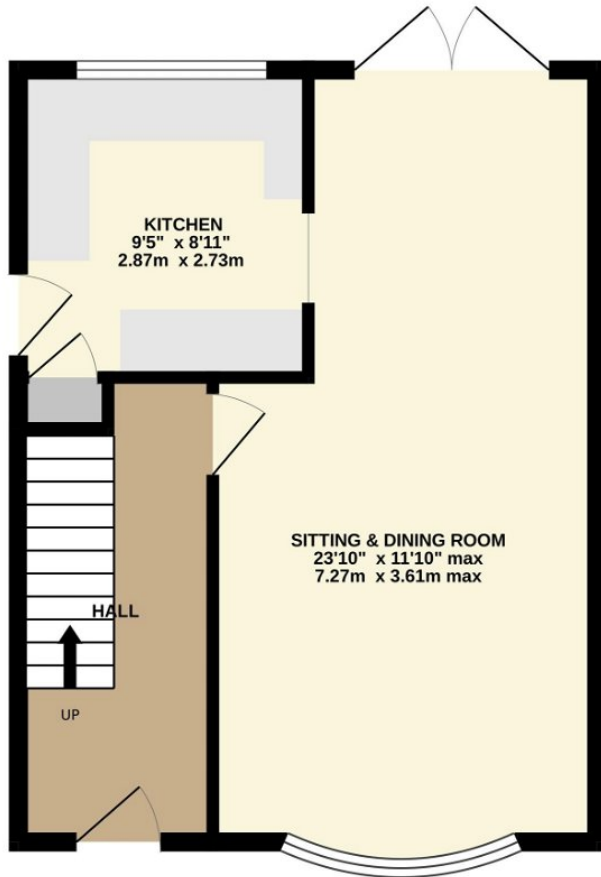
On the first floor, the landing has a window to the side and access to the partly boarded roof space. Bedroom one features a window to the front and a range of fitted wardrobes, bedroom two enjoys a pleasant outlook to the rear and provides a recessed cupboard, bedroom three has a window to the front and the bathroom offers a white suite with fitted vanity unit, bath with shower over and a heated towel rail.



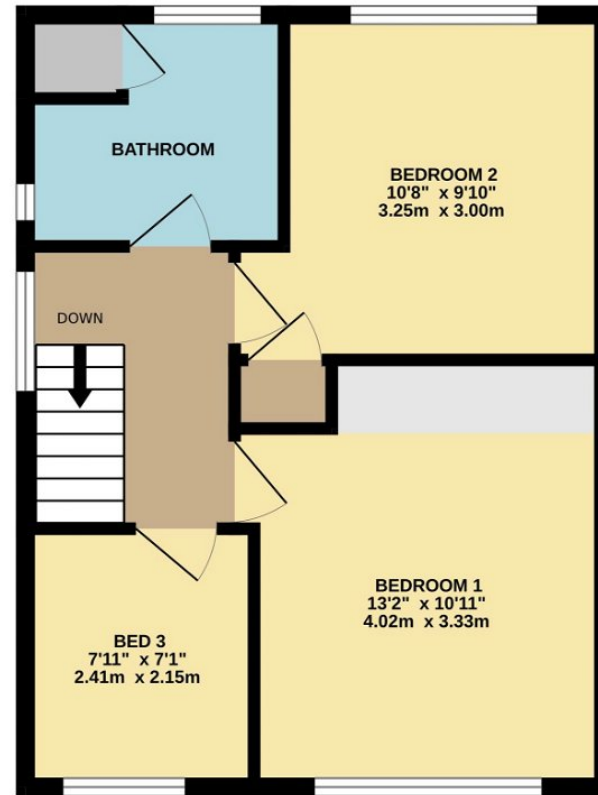
To the front of the house there's a neat, low maintenance garden and a smart block paved driveway leading to a single garage. The wonderful rear garden will, for some, be the stand out feature of the property, being entirely level, of larger than average size and framed by neighbouring mature trees. A generous paved patio leads to a large lawn with borders and further paved patio areas to capture the evening sun.

It is rare to find a location which combines the advantages of a country setting with ease of access to an excellent range of amenities. Indeed, a short drive or pleasant walk along the canal will take you in to Ripon where there are amenities, shops, restaurants, sporting facilities and excellent schooling options. A walk along the canal in the opposite direction takes you past Ripon Marina and a wetland bird sanctuary and continues into countryside. The property is well placed for the local road network which connects to the A1(M), A19 and other centres throughout the region.





GROUND FLOOR



1ST FLOOR

Littlethorpe Park, 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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