



Kirkby Road, Ripon, HG4 2EY

£395,000



01765 608203  
solopm.com

## Kirkby Road, Ripon, HG4 2EY

A rare opportunity to acquire one of Ripon's iconic period homes, occupying a particularly wonderful setting where unusually green and leafy surroundings lend a distinctly semi-rural flavour, belying the convenience of being near Ripon Grammar school and less than half a mile from the market place. The wide-ranging benefits of living in less built up areas, close to mature trees, open spaces and countryside, are well reported and help ensure this fabulous home will have wide appeal.

SOLO SAY: Renowned for enduring design characteristics, impressive proportions and longevity, properties from the late Victorian era compare very favourably with much more modern homes and are a compelling choice for wide range of discerning buyers. Pleasingly, this particular example retains many original features that are so often lost over time including sash windows and period fireplaces, creating a home with a great sense of history and an undeniable charm.

Reflecting the current owners' appreciation of period properties, the presentation strikes a subtle and harmonious tone, complimenting the character of the house while creating a relaxed and joyful atmosphere for their family. During their tenure, the property has benefitted from continuous maintenance and thoughtful improvements to keep the house in good order including replacing some of the windows and fitting a new kitchen.

This charming home promises the next custodians a tranquil haven where typically versatile and spacious accommodation combines with modern and practical features, excellent storage capacity and delightful outside space. Of particular note, the lower ground floor offers the exciting potential to create more usable living space depending on requirements and subject to any necessary consents.





Admire the mature front garden as you approach the front door, where a typical Victorian vestibule awaits and leads into a spacious hallway. Families are sure to appreciate the two distinct reception rooms, where elegant proportions are complimented in each case by attractive traditional features. The sitting room has a bay front window and a feature fireplace with multi-fuel burning stove and the dining room proudly retains its original fireplace but with a cleverly incorporated gas fire.

The breakfast kitchen benefits from natural light from three windows and combines a stylish, modern range of units with satisfyingly ergonomic design, creating a functional and stylish space for the whole family to enjoy. Appliances include a Rangemaster cooker, an integrated fridge, freezer and dishwasher. On the lower ground floor you'll find a large cellar room that serves as a practical utility room and storage space but has clear potential for other uses. A door leads to another generous store (formerly the garage).



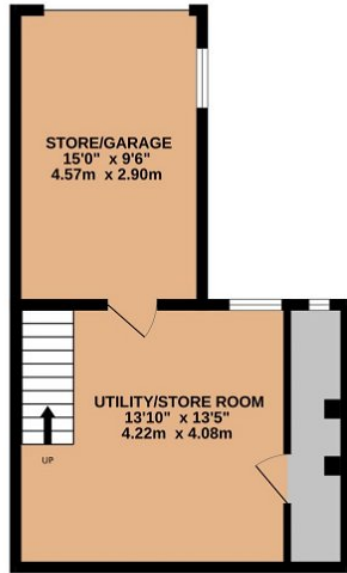
Take the impressive staircase to the first floor and continue to explore. Bedroom one reveals magnificent proportions complimented by two windows to the front and a period fireplace. There are two further bedrooms on this floor, both exhibiting their own characterful features, and a shower room with wash basin and toilet. The second floor reveals another large bedroom with window to the front and a bright and airy house bathroom with a white suite including a free-standing 'slipper' bath.

The enclosed rear garden is larger than can sometimes be the case for this style of property and enjoys a favourable south-westerly orientation. The pathways, sitting area and lawn allow maximum enjoyment of the surroundings and have well-stocked borders. To suit the requirements of their young family, the owners chose to eschew the driveway to create more garden space, however, a wide gateway opening remains next to the pedestrian gate and the driveway could be reinstated if required.

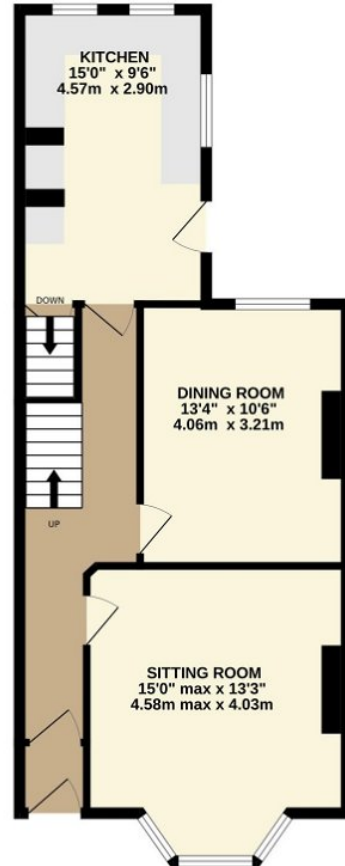
A prime location by any measure, this unspoiled setting is conveniently located just under half a mile from the market place in central Ripon centre. You can leave the car at home and walk to a wide range of amenities, shops and services including supermarkets, bus station and a variety of pubs, cafés and restaurants. Considering the close proximity to the centre, the immediate locality has a distinctly 'open' and 'edge-of-town' feel, aided by nearby grazing land and allotments, and is also home to excellent schools for all ages including Holy Trinity C of E junior school and the renowned Ripon Grammar. The city offers a choice of first-class sports and leisure facilities and is ideally placed for travel throughout the area.



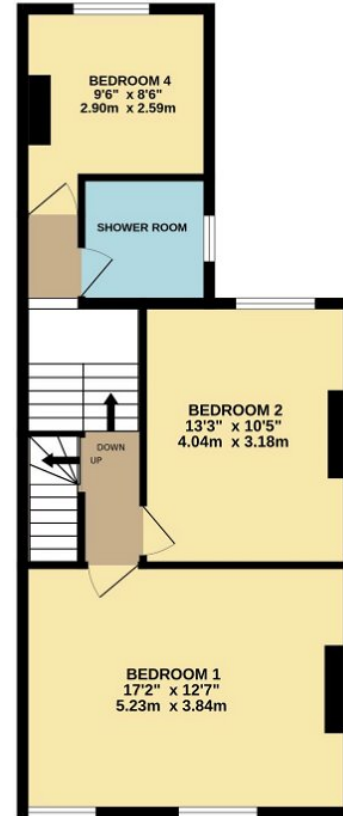
BASEMENT  
366 sq.ft. (34.0 sq.m.) approx.



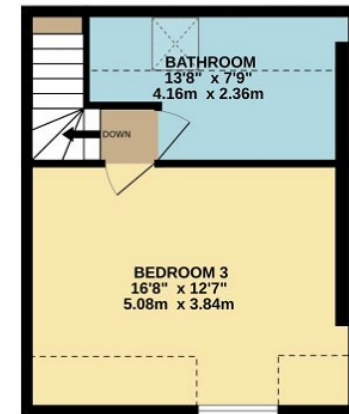
GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



2ND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1834 sq.ft. (170.4 sq.m.) approx.

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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