



South Grange Road, Ripon, HG4 2PA

£310,000

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This delightful bungalow presents a special opportunity in a highly sought-after residential area of Ripon close to local amenities, countryside walks and great travel options. The prevalence of bungalows gives the surroundings a more open and uncrowded feel than can sometimes be the case, further adding to the appeal.

SOLO SAY: Attracted by the slightly elevated position, favourable orientation and great potential, the current owners embarked on an extensive programme of modernisation to create a comfortable and stylish home to suit their long term requirements. With uncompromising attention to detail and quality, works included fitting new windows and doors, a new kitchen and bathroom, upgrading the electrics and installing a wood burner in the sitting room. The result is a sumptuous haven of the highest caliber, combining versatile and practical accommodation with soothing colour palettes to compliment the first class finishes and ample natural light from the wide windows. Further benefits include gas central heating, cavity wall insulation and insulation under the floor in the sitting room.

As is so often the case, a reassessment of priorities dictates the owner's hard decision to sell and move on to pastures new. Now beautifully presented and immaculately maintained, the property will no doubt have wide appeal and is sure to impress the most discerning of buyers. The large attic space offers clear potential for those seeking to enlarge the accommodation, subject to the necessary consents.





The spacious and 'room-like' central hallway makes a wonderful first impression and creates a flowing and light centrepiece to the property. The front porch is not currently used and serves as hanging space for coats. The sitting room includes a wood burning stove and sliding patio doors connecting to the garden. The spacious dining kitchen is filled with natural light from wide windows to two sides and offers a stylishly appointed and ergonomically planned range of units having plenty of work-space and a range of appliances. There is space for a dining table overlooking the garden, a cupboard housing the central heating boiler and a door to the side.

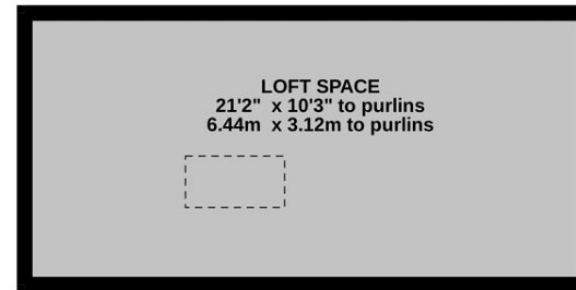
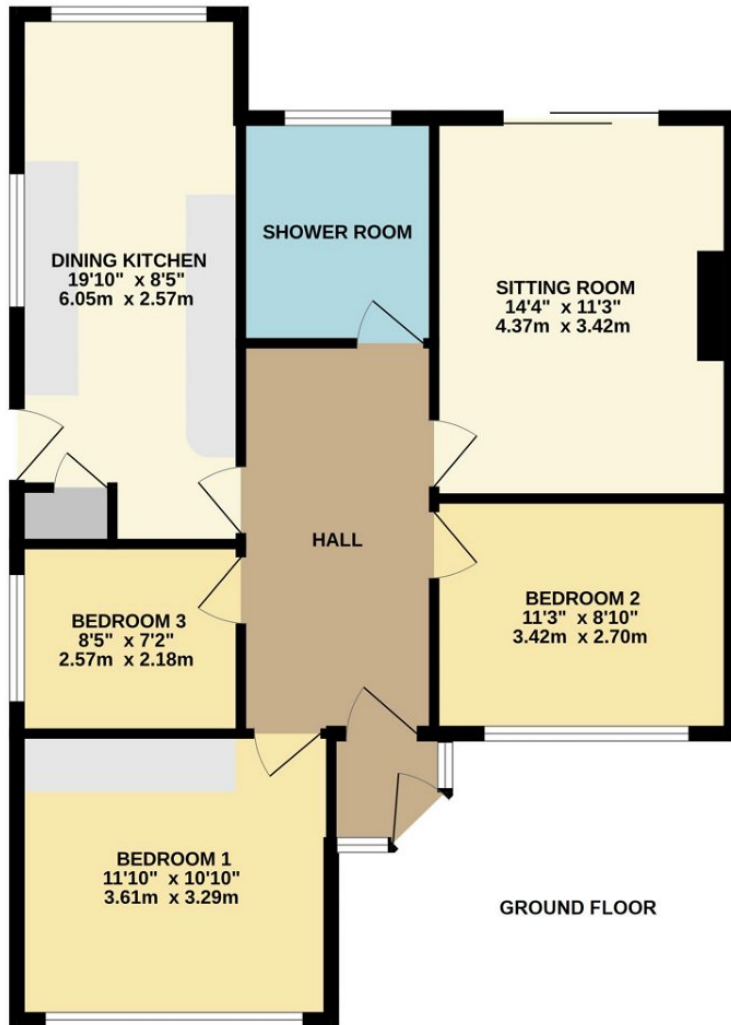
Bedroom one has a wide window to the front and the welcome bonus of a range of fitted wardrobes, double bedroom two also overlooks the front and bedroom three could suit a range of uses, adding to the versatility. A spacious and beautifully appointed shower room completes the accommodation and includes a large shower cubicle, vanity unit wash basin and toilet.



At the front of the bungalow, a widened driveway provides easier access to the generous and gated parking area at the side. The gardens have been transformed by careful landscaping, transforming the kerb appeal from the road-side at the front. The delightful rear garden benefits from a pleasing level of privacy and a favourable south-easterly orientation. A decked sitting area leads onto a level lawn with raised beds and there is an extremely versatile, large (16ft x 8ft) and insulated shed which can be used as a workshop, storage or various other uses. Please note the summer house is not included in the sale.

This sought-after and established residential area is conveniently placed for countryside walks, local shops and a Morrisons supermarket. The historic city centre offers a wide choice of amenities situated around a picturesque market place. There are excellent schools including the renowned Ripon Grammar and first class sporting and recreational facilities. Regular travellers and commuters are served by links to the regional road networks, bus routes and railway stations at Thirsk and Harrogate.





LOFT SPACE

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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