



SOLO

the modern estate agent

6 Filey Avenue, Ripon, HG4 2DH

NO CHAIN

Beautifully appointed family home in a great location

OFFERS OVER

£300,000





A rare opportunity to buy an attractive and most deceptive modern home occupying a delightful cul-de-sac position in the established and popular Clothierholme area of Ripon conveniently placed for excellent schools, countryside and amenities.

This wonderful home makes a pleasing and unexpected first impression as you step inside. As you explore, it becomes clear this property has been thoughtfully remodelled and enhanced from its original design and now perfectly encapsulates the modern lifestyle. The flowing, open-plan layout emphasises the natural light and typically generous proportions of the house, offering flexible family living options and connecting to the rear garden from the conservatory.

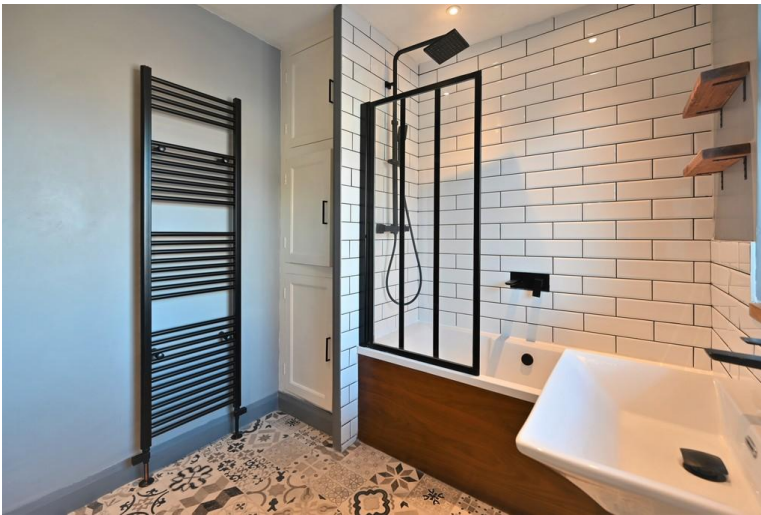
Timeless style, space and versatility ensure semi-detached houses of this era have a well-deserved and enduring appeal. This spacious and beautifully appointed example could suit a range of potential buyers and their individual requirements, with configurations equally suitable for families, entertaining or simply enjoying the environment.



Stepping inside reveals a spacious hallway with window to the side, stairs to the first floor and a useful downstairs toilet. The impressive size open-plan reception room could suit a range of flexible living and dining configurations, depending on your requirements, and there's a walk-in bay window to the front. A sliding glazed door leads to the conservatory which enjoys a favourable westerly orientation and allows access to the rear garden. The kitchen area offers a superb range of bespoke, hand-made units with ample storage, oak work-surface space and breakfast bar, integrated double oven, induction hob, fridge freezer and space for washing machine.



The first-floor landing has a window to the side and access to the loft space. Double bedroom one features a walk-in bay window to the front, bedroom two is also an excellent double size and overlooks the rear garden and single bedroom three is to the front. A stylish house bathroom completes the accommodation with a modern white suite including a double-ended bath with shower over, attractive tiling, toilet, wash basin, heated towel rail and useful airing/linen cupboards.

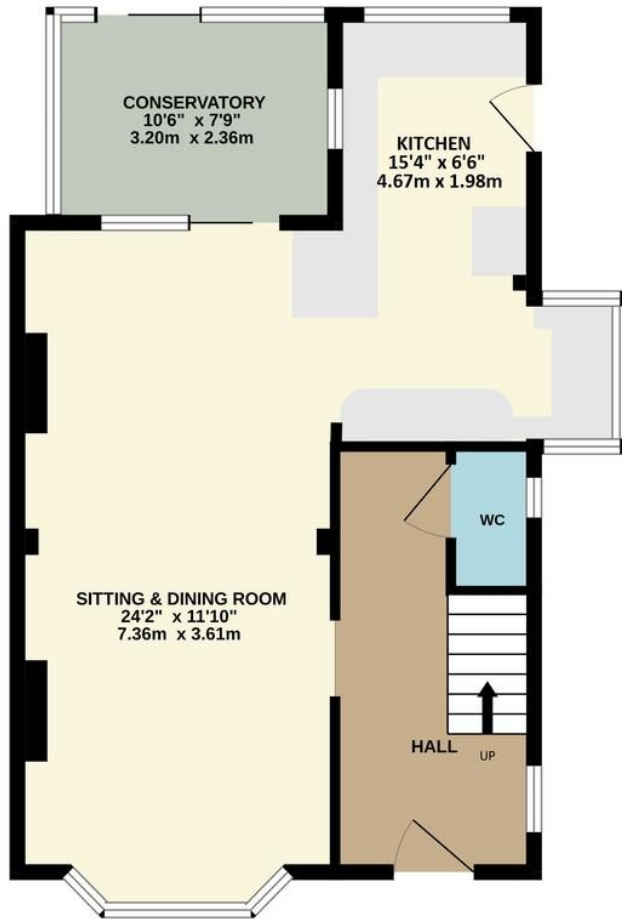


The gated drive measures approximately 70ft (approx. 21m) in length, providing parking and leading to a good size garage. The neat front garden has a lawn, pathway and flower borders. The rear garden enjoys a favourable westerly orientation and provides lawn and patio areas.

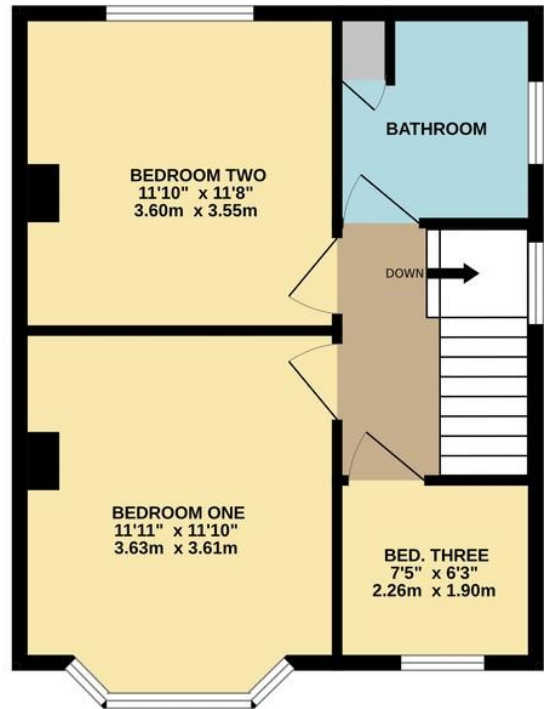


Filey Avenue is a quiet cul-de-sac in a sought-after area conveniently placed for excellent local amenities including a bus stop and a Co-op with Post Office just around the corner. There are also lovely rural walks nearby. Also, it is only metres away from the renowned Ripon Grammar School and Outwood Academy, both rated outstanding by OFSTED. The Historic city centre is within easy reach and provides a range of shops, restaurants, and a local market square 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



1ST FLOOR



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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TENURE

Freehold

COUNCIL TAX BAND

C

SERVICES

Services and/or appliances have not been tested and no guarantee of condition is given or implied.

VIEWING ARRANGEMENTS

Viewings by appointment only... please call SOLO to arrange a viewing at this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: The vendor has advised us that the information contained within these particulars is correct to the best of their knowledge. All measurements are approximate. All floor plans of properties are not drawn to scale and are for information only.

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