



Kingston Avenue, Ripon, HG4 1TJ

£365,000


estate agents

01765 608203
solopm.com

Kingston Avenue, Ripon, HG4 1TJ

A great opportunity to acquire this outstanding detached residence combining an attractive traditional appearance with a stylish and modern interior set in a convenient Ripon setting.

Sympathetically modernised without losing the character and proportions from the original design, the property now reveals beautifully presented and superbly appointed accommodation complimented by gas central heating, double glazing and thoughtful features throughout.

With a warm and welcoming ambience, a secure garden plot and convenient location, this fantastic home delivers on every front and will appeal to discerning buyers looking for a ready-to-move-into home.





Step from the traditional porch into the light and spacious hall where there is a useful downstairs toilet. The sitting room has a relaxing feel and benefits from a modern fireplace with gas fire and a wide window overlooking the garden. The fabulous, open-plan, dining kitchen is a real show-piece of the house and ideally configured for relaxing family time or entertaining guests with the versatile living/dining area having double doors leading out to the rear courtyard.

The practical and stylish kitchen features a range of integrated appliances including a dishwasher, fridge, freezer, electric cooker, gas hob and extractor. There is an rear entrance lobby with a utility cupboard housing the washing machine and gas central heating boiler.

From the bright and generous landing, there are two generously proportioned double bedrooms plus a single bedroom and a beautifully appointed house bathroom with an eye-catching modern white suite including a free-standing bath, separate shower, vanity unit wash basin and toilet.



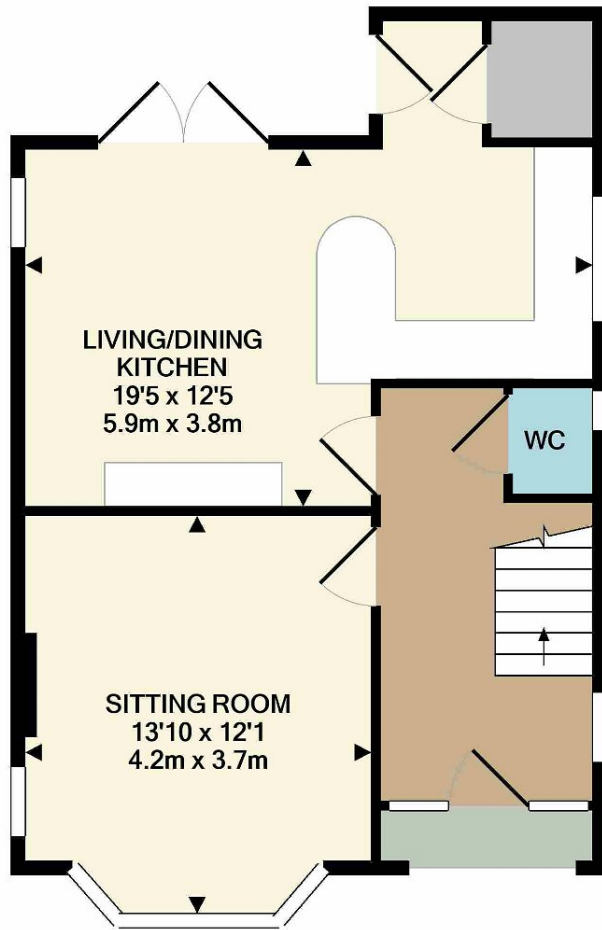
Approaching the property from Kingston Avenue, an impressive sliding gate (together with an auxiliary pedestrian gate) leads into an enclosed, attractively paved courtyard where it is possible to park two cars. The detached garage, 18ft 10in x 11ft externally (5.74m x 3.35m) has light and power. The owners also park a car on the hard-standing area in-front of the garage.

Paths continues to each side of the house with one side extending to gravelled and Astro-turf areas to create a lovely patio/BBQ area. The main garden has a favourable orientation and features a generous lawn with gravelled pathway and deep flower bed border.

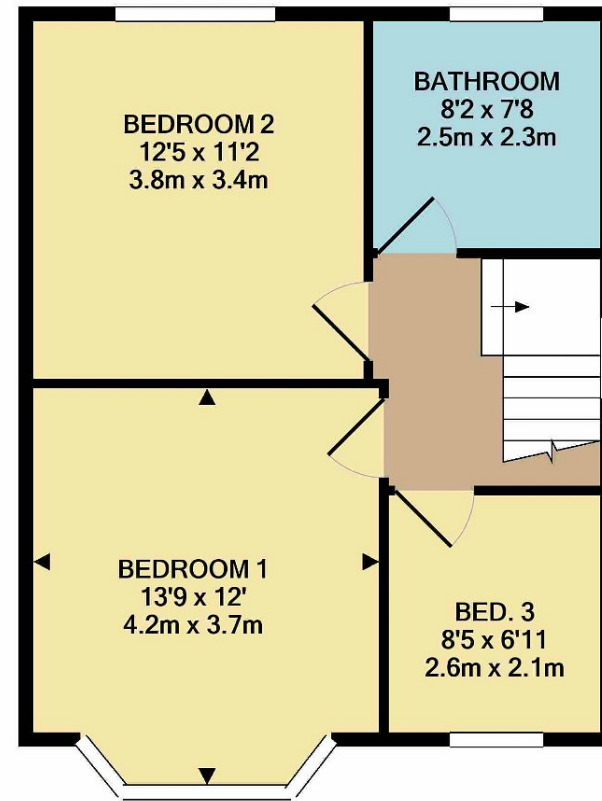
The property is delightfully situated in a sought-after residential area which is superbly placed for an excellent range of local amenities including primary schools, local shops and regular bus services to Harrogate and Leeds. The 'outstanding' rated Ripon Grammar and Outwood Academy schools continue to draw families from throughout the area and the country. Ripon has a thriving centre with a comprehensive range of shops, cafés, pubs and services situated around the historic market place.

There are sporting and leisure facilities in the area together with a great choice of delightful countryside walks. The area is ideally placed for commuters with the local road network connecting to the A1(M) for travel throughout the area.





GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 493 SQ.FT.
(45.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

01765 608203

SOLO PROPERTY MANAGEMENT LTD

Visit our showroom at 3a Westgate, Ripon, HG4 2AT

EMAIL

info@solopm.com

www.solopropertymanagement.com

