



South Grange Road, Ripon, HG4 2HN

£539,500



01765 608203
solopm.com

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A very special opportunity in a highly sought-after enclave of Ripon conveniently placed for local shops, schools, walks into the surrounding countryside walks and great travel options.

SOLO SAY: This distinguished dormer bungalow has been masterfully renovated and re-configured, encompassing the very best in modern design aesthetics, technology and security. The result is an elegant and sumptuous haven of the highest quality, combining versatile, bright and usable accommodation with soothing colour palettes to compliment the first class finishes.

The property could appeal to a wide audience with the adaptable living space offering plentiful options for relaxed family living or entertaining guests. With seamless indoor/outdoor functionality, the flow of the accommodation is a lesson in thoughtful design with a fastidious attention to detail and is sure to impress the most discerning of buyers.





Step into the welcoming entrance hall and enjoy a first impression of light and space. The beautifully presented accommodation awaits, with attractive lighting and doors throughout. The elegant sitting room mixes a calming style with a charming ambience and benefits from French doors to the garden.

The stunning open-plan living-dining kitchen delivers on every level, whether you need practical family space, restful areas for relaxation or sociable entertaining space. The oak units are complimented by granite work surfaces and keen cooks will appreciate the range of quality appliances, traditional Belfast sink and storage space.

The ground floor also provides two well-proportioned double bedrooms, both having built-in wardrobes of a standard you've come to expect. The good size fourth bedroom has been adapted for use as a study/home office. A beautifully appointed bathroom completes the ground floor.

The first floor reveals a luxurious master bedroom suite with a comprehensive range of fitted furniture, further under-eaves storage space and a wet-room style en-suite shower room with sleek and contemporary finishes.



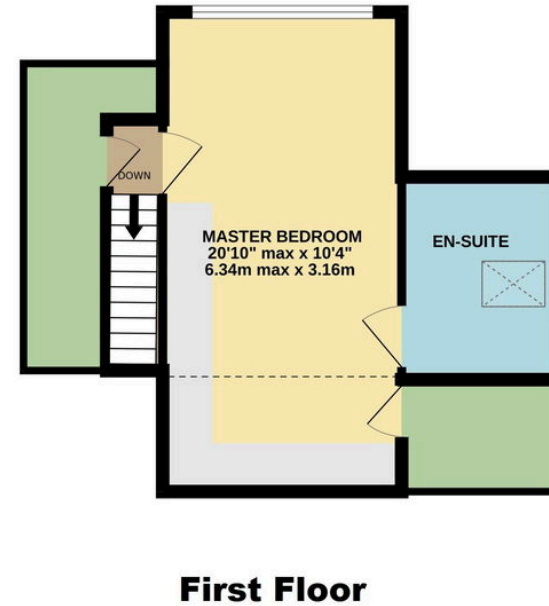
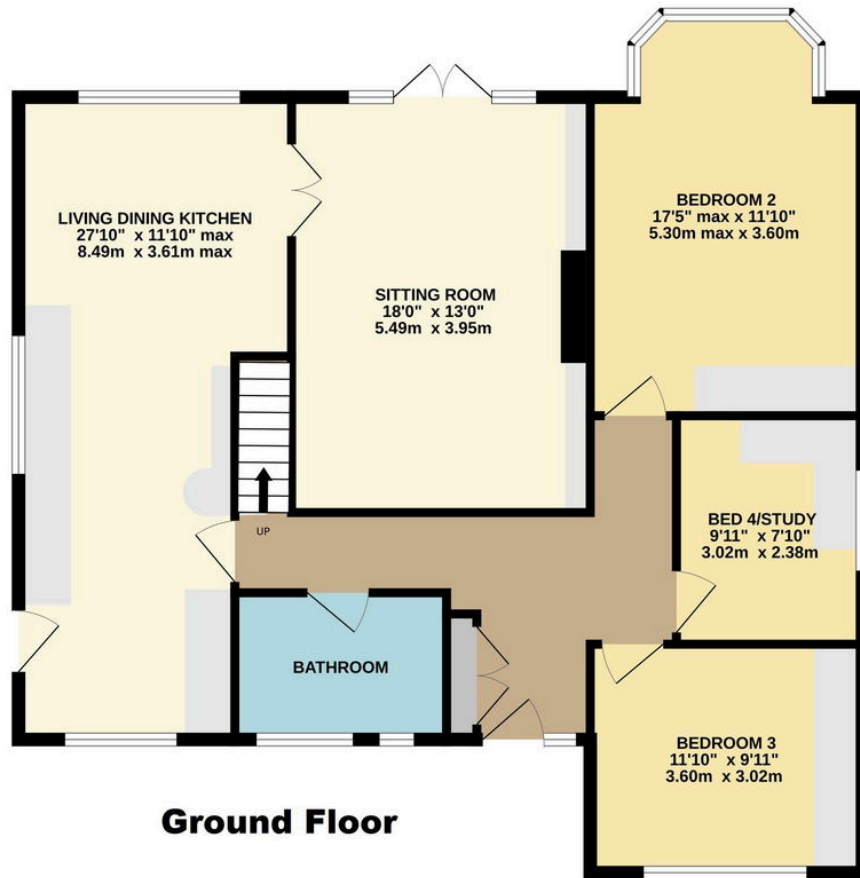
The gardens match the interior for precision and thoughtful design, the front offering plentiful parking and turn-around space together with a small lawn, paved terrace leading to the front door and feature lighting.

The generous GARAGE 19' 2" x 15' 2" (5.84m x 4.62m) benefits from an electric door, light and power. The enclosed rear garden has been landscaped with ease of maintenance and relaxation in mind, enjoying a southerly orientation and an excellent degree of privacy.

The property occupies a delightful elevated position in this sought-after residential area on the south side of Ripon city conveniently placed for schooling, local shops, Morrisons supermarket and walks into the surrounding countryside. Ripon city centre is a short drive, walk or bus ride away and offers a wide range of every-day amenities and shops situated around the historic and picturesque market place.

There are excellent leisure and sporting facilities and various activities in the surrounding area. Ripon is well placed for transport connections with first class bus services and links to the A1(M) and A19.





South Grange Road, 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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