



Stonebridgeway, Ripon, HG4 1LH

£325,000

Stonebridgegate, Ripon, HG4 1LH

This charming traditional home sits perfectly in its non-estate surroundings, set back from the road along leafy Stonebridgegate, located just a few moments from Ripon market place and a host of amenities including local parks, supermarkets, and primary school.

SOLO SAY: Having selected this charming home for its convenient setting, huge potential and larger than average size plot, our clients embarked upon an exhaustive program of modernisation of refurbishment with great attention to detail and little regard to cost. Work undertaken included plumbing, heating, re-wiring, flooring throughout, a new boiler and significant added insulation for utmost efficiency. Re-configuring the accommodation has maximised the natural light and created a more flowing layout including a spacious kitchen opening onto the garden. Considerable investment, time and effort has evidently created a home of irresistible style and functionality that showcases how thoughtful design and high-quality features can completely transform a traditional property.

Now offering beautifully appointed and versatile accommodation, the property is ready to satisfy the most discerning of buyers who appreciate a tasteful and sympathetic approach to property presentation. Due to the size of the rear garden, the property could still offer exciting potential for extension, subject to necessary consents, broadening the appeal for those wanting to create their own for-ever home.





With gas fired central heating and double glazing throughout the accommodation awaits. Stepping into the hall, the first thing you notice is the oak-clad staircase with step lights rising to the first floor. The well-proportioned sitting room has a features an inventive tray ceiling with feature lighting and a fireplace having a recessed wood burning stove. The kitchen offers an attractive modern range of units with plenty of storage and workspace together with a range of premium integrated appliances. There is space for a breakfast table if desired and double doors lead into the garden. There's a useful under-stairs cupboard which houses the gas central heating boiler and a beautifully appointed downstairs toilet.

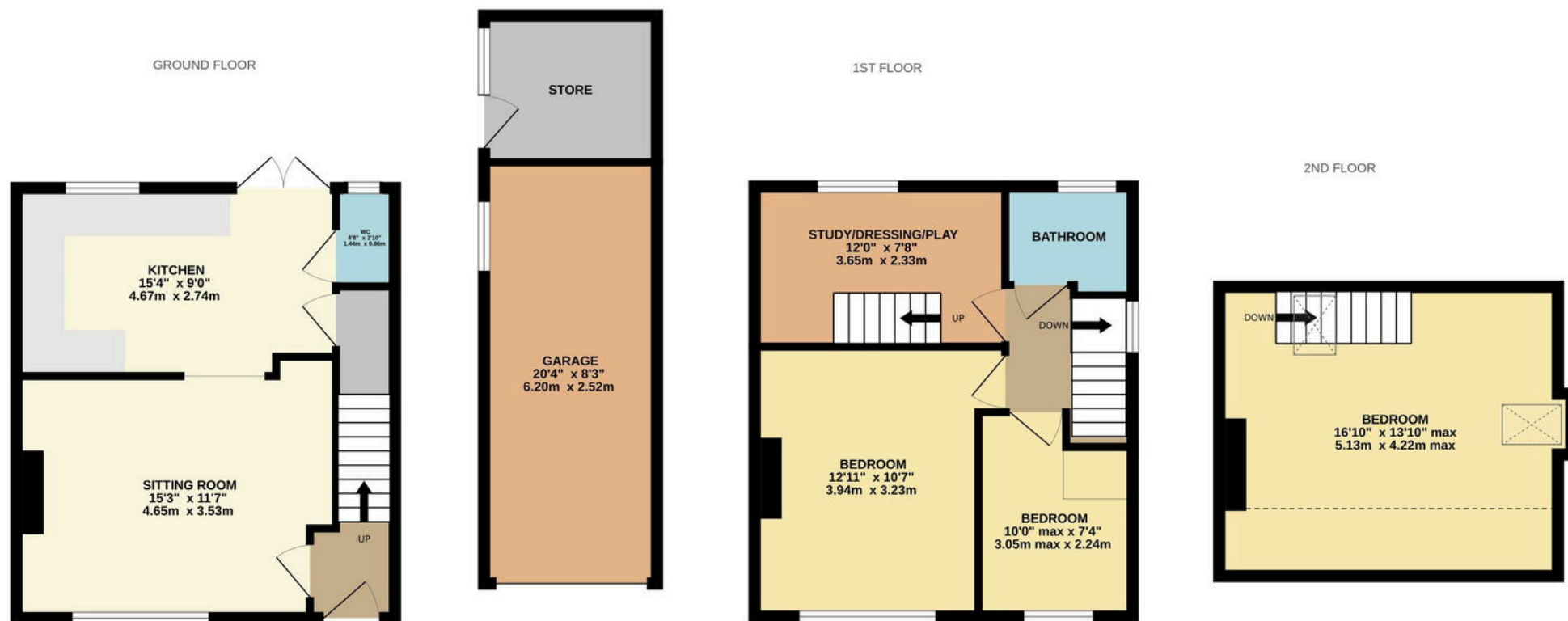
Continue to the first floor and note how the glass balustrading on the landing contrasts superbly with the stylish finishes. There is a double bedroom with a window to the front, single bedroom also with front window and a stylishly appointed house bathroom with a smart white suite including a bath with shower over and heated towel rail. The former second double bedroom now incorporates a stylish staircase to the second floor and offers a versatile space for a dressing room, nursery bedroom, home office or playroom, depending on requirements. The generous and characterful proportions of the second floor bedroom compliment the accommodation of the house and will, no doubt increase the versatility for a wide range of requirements.



Smart, contemporary gates lead to the low maintenance front garden and generous driveway that continues under a carport to a detached garage. The stand-out feature for many buyers will be the fabulous rear garden, extending approximately 110ft (33.5m) in length and incorporating a large paved patio with elegant paving, expansive lawns, gravelled area with fire-pit area and a useful store attached to the rear of the garage.

The property occupies a excellent non-estate position on the edge of the city centre close to public open spaces and lovely country and riverside walks. Ripon's historic and vibrant centre is within easy walking distance and offers a wide range of shops and services around a picturesque market place. The city proudly offers a first class range of sporting and leisure facilities together with a choice of good schools. The property is also convenient for the by-pass with the local road network providing speedy connections throughout the region.





TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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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