



Elm Road, Ripon, HG4 2PE

£199,950

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An excellent mid-terrace home occupying an established position in a popular residential area conveniently placed for excellent local amenities, primary schools, Ripon's flourishing city centre and travel options.

SOLO SAY: Post war demand for housing created a 'golden age' of council houses, transforming townscapes across Britain. Thanks to the typical attributes of light, space, and solidity, the enduring appeal has stood the test of time and, generations later, these properties are readily adapting to cater for modern lifestyles. Held for over twenty-five years, this mature example is sure to have wide appeal as the potential for modernisation will give the successful buyer a great opportunity to create their perfect new home.

This delightful property offers excellent value and is ready to unveil those revered characteristics of excellent proportions, big windows and a generous sized garden plot with enclosed garden and a single garage at the rear. Discerning buyers will appreciate the undoubted potential to reconfigure or even extend the existing layout to suit their personal requirements, subject to any necessary consents.





With gas central heating and double glazing the house briefly comprises: entrance hall with stairs to the first floor, spacious and bright sitting room with feature log-burner and a dining kitchen offering a practical range of units with plenty of storage and work-space together with a space for dining table and chairs with access to the useful under-stairs cupboard.

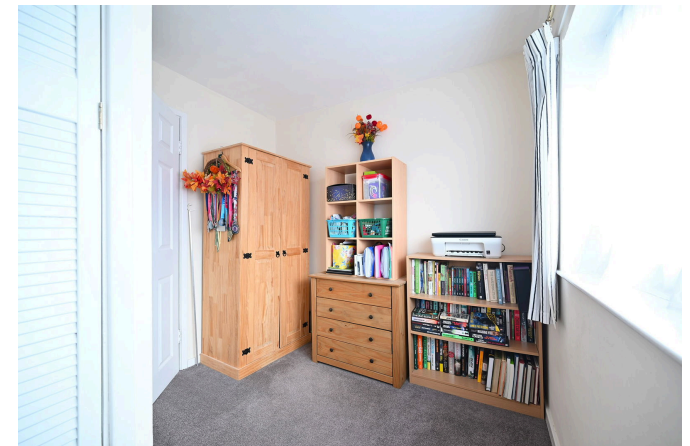
On the first floor: roomy landing with access to the part boarded loft space with fold down ladder and light, bedroom one with front window and fitted wardrobes, bedroom two with window to the rear and bedroom three with front window and fitted cupboard over the stairway, bathroom and separate toilet.

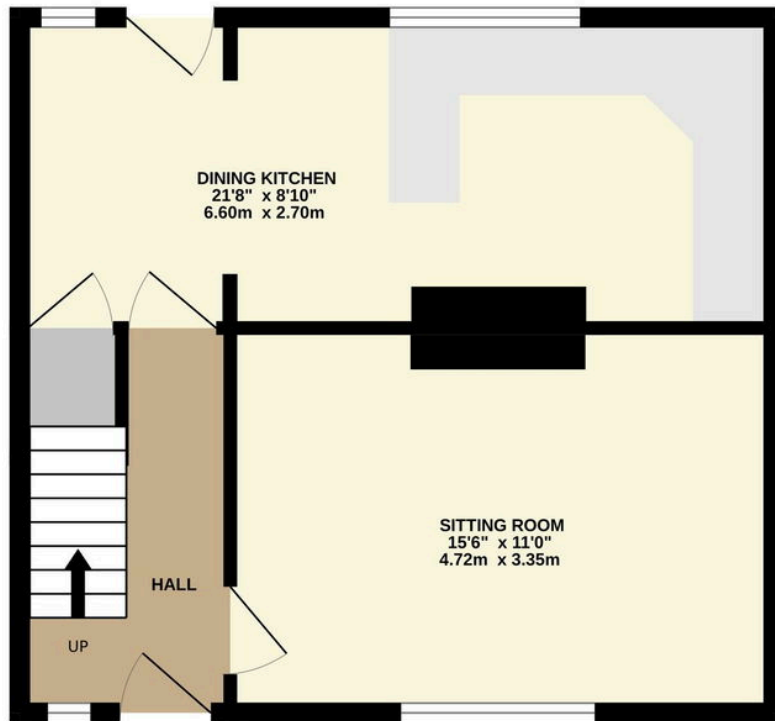


To the front there's a good size lawned garden with hedges to the boundaries. At the rear there's an enclosed garden with gated access from the rear leading to a hard-standing area, and a generously sized single garage.

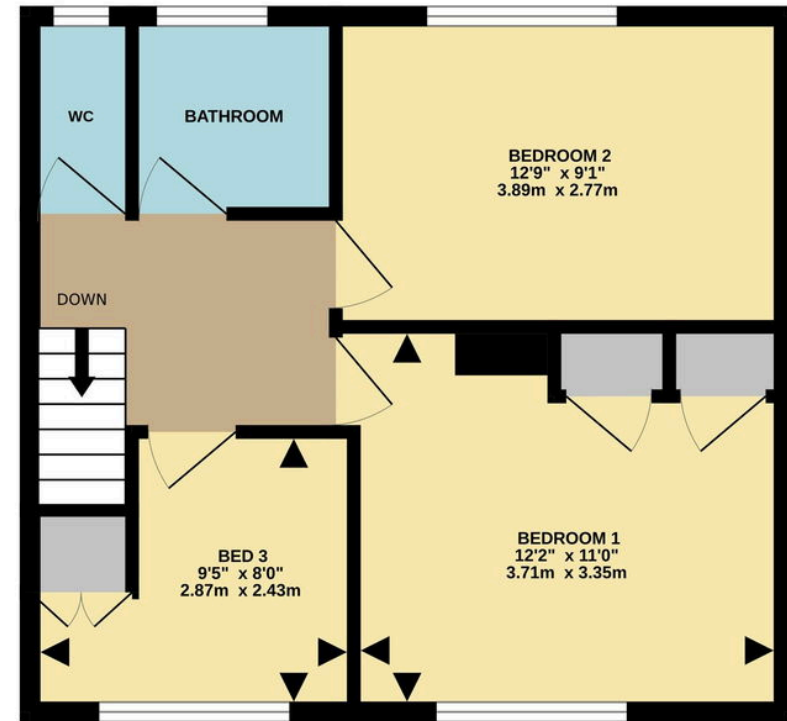
The property occupies a delightful and well-established position in a popular residential area on the south side of Ripon city which is conveniently placed for schooling, local shops, Morrisons supermarket and walks into the surrounding countryside. Ripon city centre is a short drive, walk or bus ride 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.





GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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