



Marina Way, Ripon, HG4 2LJ

£239,000 NO CHAIN

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A delightful semi-detached home standing on a good size plot in a popular and well-established location close to countryside and within easy reach of local amenities.

SOLO SAY: The evergreen semi-detached house style, in its many iterations, steadfastly remains a mainstay of the property market and this particular example compares favourably with more modern offerings for space and natural light. Superbly situated in a sought-after residential area, this excellent property offers great value and the successful buyer a blank canvas to establish a delightful home.

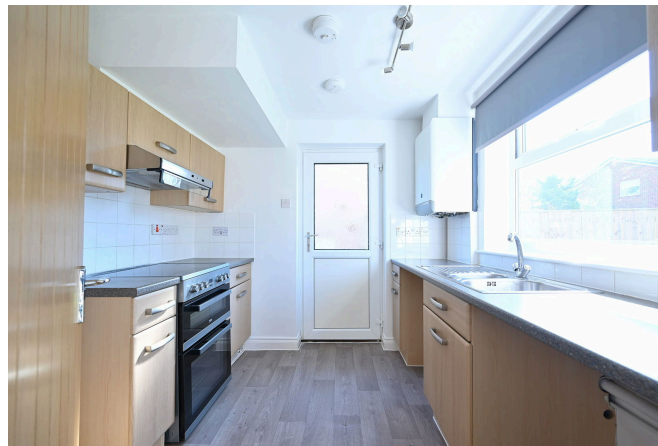
The smart and bright décor has just been embellished with contemporary style doors, adding a dash of style and complementing the spacious and versatile accommodation. Further benefits include double glazing and gas central heating, with the exception of the kitchen where there is a floor level electric heater, and the property is offered for sale with no onward chain.





A good size square hall welcomes you to the property. Stepping into the sitting room reveals a well-proportioned space with a wide front window and fireplace with electric fire. A wide opening leads into a separate dining area with a window and door to the rear garden. The kitchen offers practical workspace together with a range of fitted units, slot in cooker and space for other appliances.

On the first floor, the landing has a window to the side and a useful storage/linen cupboard. Bedroom one has a wide window to the front, bedroom two overlooks the rear garden and bedroom three has a window to the side and a storage cupboard. The bathroom has a heated towel rail and provides an attractive white suite including a bath with tiled surround and shower over.



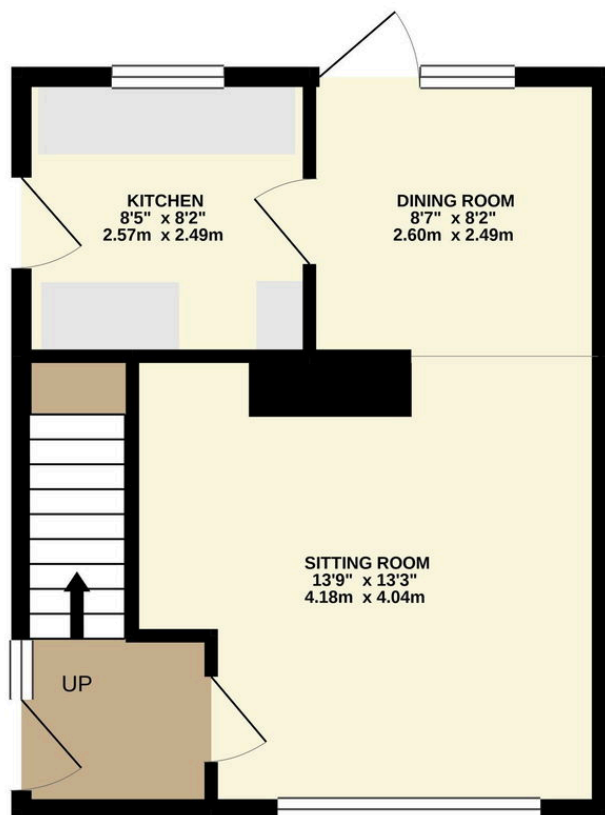
There is an open plan front garden and a driveway extending to the side providing parking. To the rear there's a good size enclosed garden enjoying a favourable south-westerly orientation with patio, lawn and storage shed.

The property is located in a well-established residential area on the south western edge of Ripon close to open countryside. This area of Ripon offers a good range of local shops, including a Morrisons supermarket, excellent bus services and primary schools.

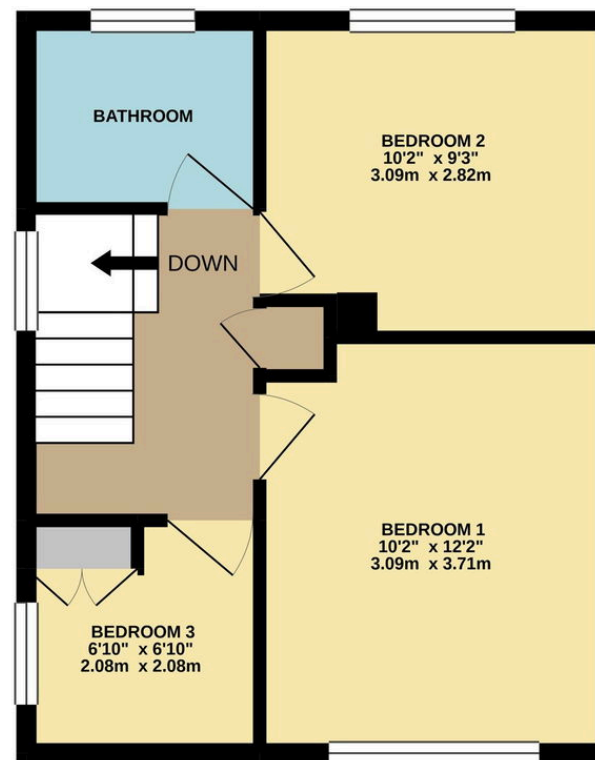
The historic city centre provides a wider choice of amenities situated around the picturesque market place. There are excellent schools including the Ripon Grammar in the area as well as first class sporting facilities.



GROUND FLOOR



1ST FLOOR



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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