



Skellbank, Ripon, HG4 2PT

£525,000



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A rare opportunity to acquire this magnificent, Grade II Listed, Georgian town house occupying a prominent position along Skellbank, conveniently placed for Spa Gardens and just a short stroll from Ripon's historic market place.

SOLO SAY: Characterised by elegant symmetry and grandiose proportions, homes from the later Georgian era offer a fascinating insight into the period. The bold architecture served not only as a status symbol for the residents but provided previously unheard of levels of comfort, space and light, transforming residential vernacular and providing inspiration for new house design to this day. Achieving Grade II Listed status in 1989, this wonderful example combines a typically handsome façade with the more intricate detailing of the Regency period, resulting in a home of undeniable distinction and character.

Thoroughly enjoyed, improved and maintained by the vendors for nearly twenty years, it now falls to a new custodian to begin a new chapter for the property. While connoisseurs of period properties will delight in the restful ambience and charming features, growing and multi-generational families are sure to appreciate the four floors of versatile and practical living space. Only upon viewing can such a home of such multifaceted appeal be appreciated.







The accommodation comprises: spacious hallway, graceful sitting room with multi-fuel burning stove, dining room, breakfast kitchen with granite worktops and solid wood units, store housing the gas central heating boiler, WC and an externally accessed store/utility. On the first floor: generous landing, commodious bedroom one with two south-facing windows, double-size bedroom two with storage cupboards and rear window, and an attractive house bathroom with free-standing bath and large separate shower. On the second floor: landing with store area, double bedroom three with storage cupboards and study area having windows to the front, and double bedroom four with window to the rear and storage cupboards.

The lower ground floor has been converted to versatile additional space for families, guests or working from home with external access at the front of the house via glazed double doors leading into bright sitting area opening into a bedroom area with a modern en-suite shower room.





The south-facing garden is of deceptive proportions and offers a superb, full width paved terrace along the front of the house with steps leading down to good size lawns with garden path and shed.

To the side of the house there is a useful brick-built store together with an under-cover store. Steps continue to the rear where the property adjoins Spa Gardens. There is parking for two cars at the front.

A prime location by any measure, the house occupies a delightful position set back from the leafy thoroughfare of Skellbank and only a few steps from Spa Gardens. The convenience of being moments from the picturesque market place will please those who want to make the most of a choice of welcoming cafés and restaurants.

Ripon has a vibrant community and the historic centre retains a pleasingly traditional atmosphere with shops of all sizes, from small independents to supermarkets. The city offers excellent schooling for all age children, including the renowned Ripon Grammar, together with first class sporting, leisure and travel options.



GROUND FLOOR  
764 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

BASEMENT  
416 sq.ft. (38.7 sq.m.) approx.

2ND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 2216 sq.ft. (205.9 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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