



Aismunderby Close, Ripon, HG4 1NT

£215,000

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An attractive link-semi-detached modern home occupying a quiet cul-de-sac position with a delightful open aspect over woodland to the rear, conveniently placed for local amenities and travel throughout the area.

SOLO SAY: It is rare, in the current market, to find a modern home with such a lovely garden and an open aspect to the rear towards a wooded area, especially one so conveniently placed. Occupied by particularly house-proud tenants for many years, this bright and welcoming property is offered for sale in excellent decorative order and is sure to have wide appeal on the open market.

The house makes a welcoming first impression and the light and airy accommodation is complemented by neutral colour schemes. Further benefits include gas central heating, double glazing throughout and off-street parking at the front.





A covered entrance porch leads into a hall and there is a useful downstairs toilet on the right. The kitchen provides a light range of units with plenty of storage and workspace together with an integrated electric oven and gas hob, space for other appliances and access to an under-stairs cupboard.

The well-proportioned sitting room offers versatile sitting and dining space and features a back door to make the most of the patio and garden.

On the first floor, bedroom one has a recessed, integrated wardrobe and enjoys lovely views towards woodland at the rear, bedroom two is a good size single and a bathroom completes the accommodation.



For many prospective purchasers, the very attractive, private and enclosed rear garden will be the outstanding and most welcome feature of the property, backing onto a wooded area and providing a paved patio area leading to a neat lawn with borders and an additional lower level garden area.

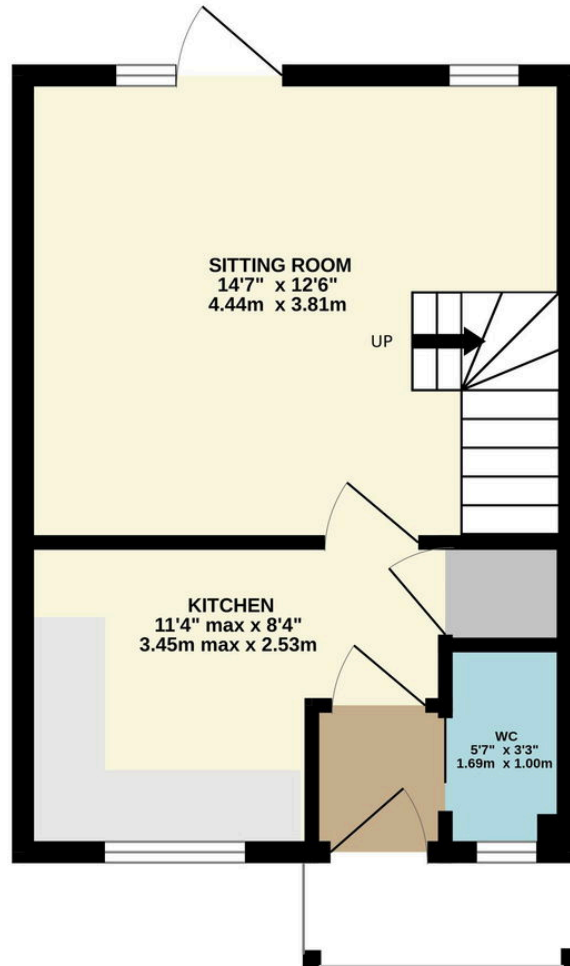
The property occupies a quiet cul-de-sac position in an established and popular residential area with a local park and leisure centre close by. The area is supported by an excellent range of local amenities including local shops and regular bus services. Ripon has a thriving centre with a comprehensive range of shops, cafés, pubs and services situated around the historic market place.

There excellent schools for all ages including several primary schools nearby and the renowned Ripon grammar.

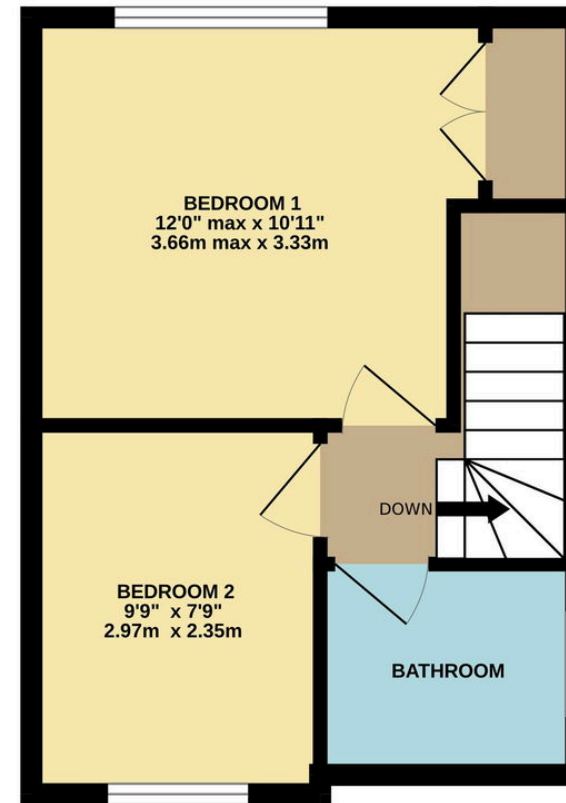
The area also provides first class sporting and leisure facilities together with delightful walks into the surrounding countryside. Ripon ideally placed for commuters with the local road network connecting to the A1(M) for travel throughout the area.



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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