



Magdalens Road, Ripon, HG4 1HT

£200,000

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A charming period terrace house with a generously sized rear garden, delightfully situated opposite Paddies Park in an appealing neighbourhood, conveniently placed for the centre of Ripon and travel throughout the area.

SOLO SAY: Bearing the attractive hallmarks of the late Victorian period, this lovely home has a wonderful charm and is sure to appeal to fans of older properties. The typically well-proportioned accommodation is complemented by a great size rear garden which is perfectly orientated for enjoying afternoon and evening sunshine.

The property is smartly presented with neutral décor throughout and includes gas central heating and double glazing. With the added bonus of pleasantly open aspects and off-street parking, this delightful property must be seen to be fully appreciated.





The property comprises: entrance hall, pleasant and comfortable sitting room with front window, light and airy dining kitchen fitted with a range of modern units including an integrated electric oven and hob, door to the rear, and under-stairs cupboard.

Take the stairs to the first floor and you'll find bedroom one has particularly generous proportions, an ornamental period fireplace and a window to the front overlooking Paddies Park. Bedroom two offers a satisfying aspect to the rear and a bathroom completes the accommodation with a bath having shower over. The loft has been carpeted and is fitted with two Velux windows.



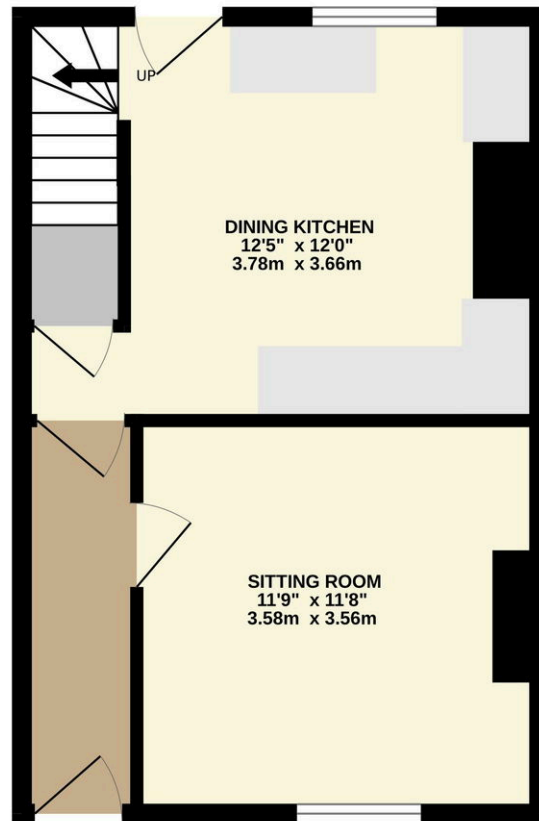
To the front of the house there is a pretty garden with path to the front door. The rear garden is particularly impressive for a house of this age and style, featuring a spacious paved patio area with an ideal westerly orientation, flower or vegetable beds, and a good size lawn. A gate leads to a generous gravelled parking area where there is also a 10ft x 8ft shed. The total length of the rear area including the parking area is approximately 75 ft (22.8m).

Magdalens Road lies in a delightful location on the edge of Ripon close to open countryside and lovely walks along the River Ure. Ripon city centre is within walking distance and provides a wide choice of shops, services, restaurants situated around the picturesque market place. There are excellent schools and sporting facilities in the area and the property is well placed for travel throughout the region, as the local road network connects with the A1(M).

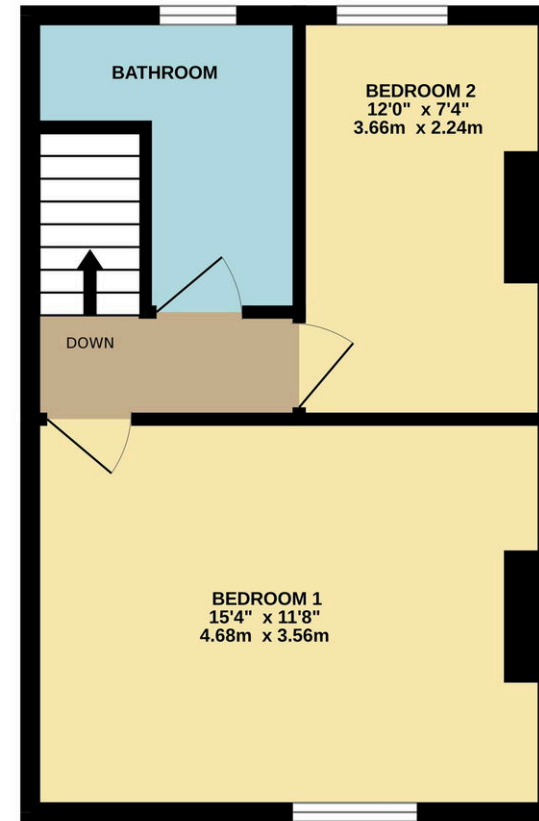
Agent's Note: The garden of this property was, in 2016, affected by subsidence to the neighbouring garden caused when a sewer collapsed to due gypsum dissolution.



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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