



Studley Road, Ripon, HG4 2QH

£535,000



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A rare opportunity to acquire this substantial, double-fronted, semi-detached family home offering fabulous indoor and outdoor versatility, occupying a delightful corner position in this prestigious location at the western approach to Ripon. The wonderful aspects and proximity to open countryside give a distinctly semi-rural feel to the setting, belying the great accessibility and convenience of being within walking distance of excellent schools and amenities.

SOLO SAY: Combining an imposing and pleasingly symmetrical frontispiece with light, generously proportioned and superbly configured living space, this outstanding property is sure to impress those who prefer traditional attributes to more modern offerings. Thoroughly enjoyed and greatly improved over the years by the current owners, the property is now ready to charm the successful buyers with a subtle blend of character, stylish features and great practicality.

At approximately 1900 sq. ft, the flexibility and configuration of the accommodation is sure to have wide appeal but discerning buyers might spot the possibility to re-configure or extend the layout, subject to the necessary consents. A personal viewing is recommended to all prospective buyers who value space, individuality, location and convenience.







With gas central heating and double glazing, the house comprises: conservatory, central hallway, magnificent full-width reception room with twin bay windows, study, generous separate dining room opening into a bright, stylishly appointed and thoughtfully equipped kitchen, useful utility room and downstairs toilet.

On the first floor, bedroom one with extensive fitted furniture and lovely views from the bay window, bedroom two enjoying similar westerly aspects, bedroom four with window to the rear, bedroom five (currently used as a dressing room), and a smartly appointed house bathroom. The second floor reveals spacious bedroom three and a shower room.

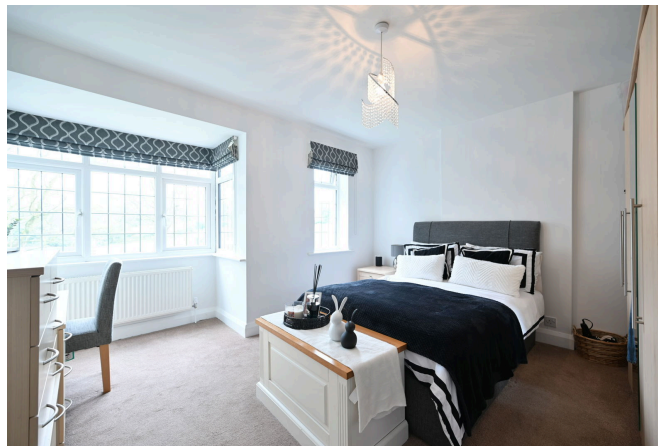


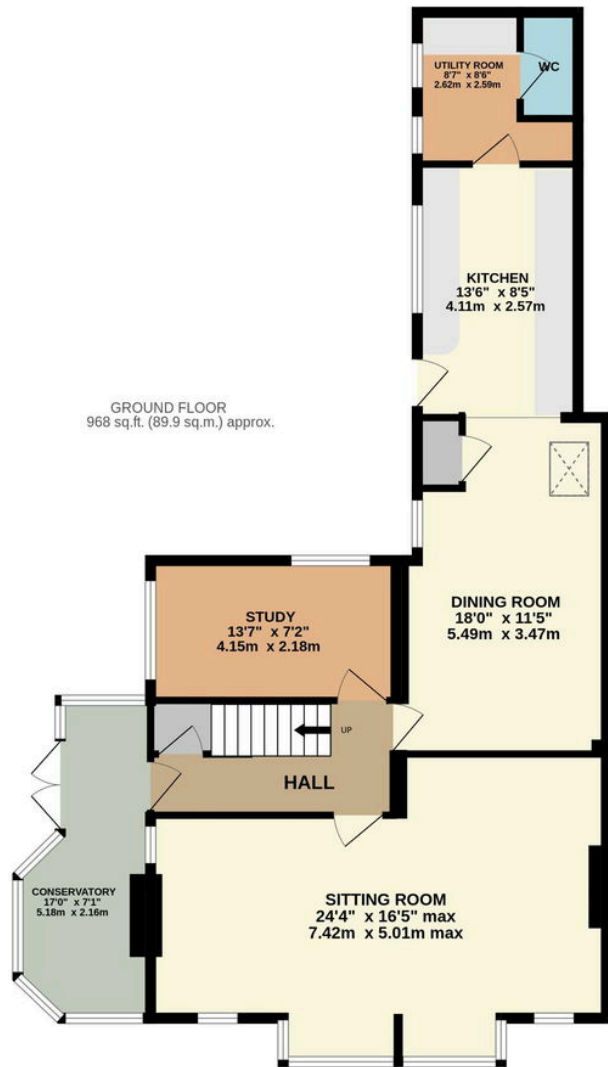


The wrap-around gardens only reveal their deceptive proportions when you step through the gate, extending to three sides of the house and comprising neat lawns and borders, paved pathways, decking, garden shelter, shed and extensive paved patio areas with pergola. A large driveway provides off-street parking for at-least three cars.

The property occupies a prime position on Studley Road, the western gateway to the city and widely regarded as one of it's most coveted addresses. This established and sought-after area benefits from close proximity to open countryside, sports fields and delightful woodland and riverside walks extending to Studley Royal Deer Park and Fountains Abbey. Ripon centre is located within a few moments walk or drive and offers a wide choice of shops and services situated around the historic market place.

The city provides excellent schools for all ages, including the renowned Ripon Grammar in walking distance, and a choice of first class sports and leisure facilities. Regular travellers and commuters can take advantage of the local road links to the A1(M) and regular bus services throughout the area.



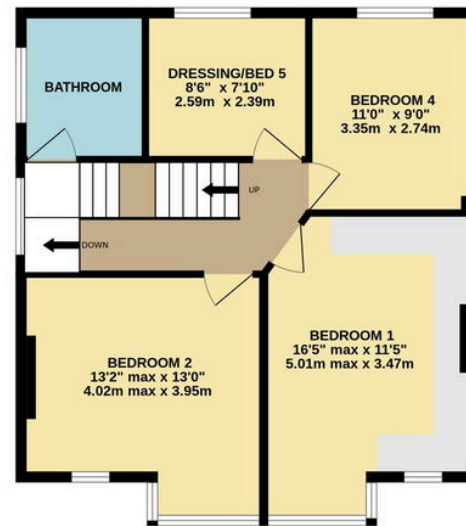


TOTAL FLOOR AREA : 1922 sq.ft. (178.5 sq.m.) approx.

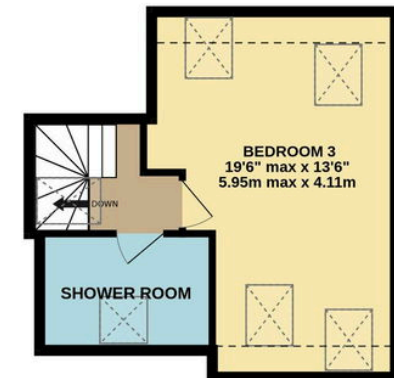
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**1ST FLOOR**  
627 sq.ft. (58.2 sq.m.) approx.



**2ND FLOOR**  
327 sq.ft. (30.4 sq.m.) approx.



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