



14 Mawson Lane, Ripon, HG4 1PW

£219,950

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A most attractive end of terrace period home, occupying a slightly elevated position with forecourt frontage and enviably positioned along this particularly sought-after and peaceful backwater to the south of Ripon city centre, conveniently placed for local amenities, riverside walks and various travel options.

SOLO SAY: Displaying typical characteristics from the late Victorian and early Edwardian periods, this lovely home has stood the test of time and retains a pleasingly authentic charm. This particular example is a rarity as it offers the successful buyer comfortable and thoroughly practical accommodation with the exciting opportunity to continue to improve, re-configure or extend the living space to suit their needs, subject to any planning or building regulations as may be required.

The property is well-presented throughout and includes gas central heating and double glazing (with the exception of the sitting room bow window). With the rare benefit of an enclosed, south-facing rear garden and off-street parking, this delightful property must be seen to be fully appreciated - call SOLO today to book a viewing.





A smart and bright hallway welcomes you to the house. The sitting room perfectly captures the subtle period elegance of the house, revealing a cosy and relaxing atmosphere with wood-burner and a pretty bow front window. The spacious separate dining room provides another wood-burner and great versatility for a range of uses. There is access here to the cellar.

The light kitchen enjoys a southerly orientation and presents a range of units with plenty of storage and workspace together with an integrated electric oven and gas hob. From here you can step out into an enclosed 'lean-to' shelter, allowing enjoyment of the garden in all weathers and having a door to the side passageway.

On the first floor; bedroom one is a large double with window to the front, bedroom two is a smaller double with a window to the rear and the bathroom usefully provides a bath and a separate shower. The second floor reveals a third bedroom or great office space.



There is a smart front forecourt enclosed by railings and a passageway continues to the side. The private rear garden enjoys a favourable southerly orientation and features a lawn and former garage which has fallen into a state of disrepair but offers fantastic potential for re-construction or conversion to alternative uses, subject to any necessary planning or building regulation consents. The concrete hardstanding still provides gated off-street parking with access from the rear service lane.

Mawson Lane is delightful one way lane of period houses between Bondgate and Heckler Lane. Ripon city centre is within just a few moments' walk and offers a wide choice of shops, services, cafés and restaurants situated around the historic market place.

Ripon also benefits from lovely countryside walks and open spaces, together with first class sport and leisure facilities. An excellent local road network connects with the A1(M) for commuters or those with travel needs throughout the area and there are regular bus services available.





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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