



Clotherholme Road, Ripon, HG4 2DN

£299,950 NO CHAIN



## Clotherholme Road, Ripon, HG4 2DN

A rare opportunity to buy an attractive, individual detached bungalow occupying a generous garden plot in a well-established and most convenient setting on the sought-after western side of Ripon close to schools, countryside and amenities.

SOLO SAY: It is not surprising the wide ranging appeal of bungalows remains undiminished in the current market; the typical virtues of space, versatility and light, combined with single storey construction, continue to allow a broader range of possibilities compared to traditional houses. This charming property is the perfect example, providing well-proportioned accommodation with wide windows and the versatility to adapt, and readily cater for, the demands of the successful buyer.

With the benefit of gas central heating and double glazing, this bright and welcoming residence remains eminently practical and serviceable but does present exciting potential for some cosmetic modernisation to suit personal tastes. More adventurous buyers could see the possibilities to re-configure, extend or develop the existing property in a more adventurous and undoubtably rewarding project, subject to the necessary consents.







The bungalow comprises: Spacious entrance hall, great size through reception room with sitting and dining areas, kitchen with a quality range of units and integrated appliances, conservatory with access to the garden, two double bedrooms and a well-appointed shower room. A fixed staircase leads to extensive loft space.





The generously proportioned and favourably oriented garden plot will be of huge appeal to keen gardeners, sun-worshippers or those who value privacy and security.

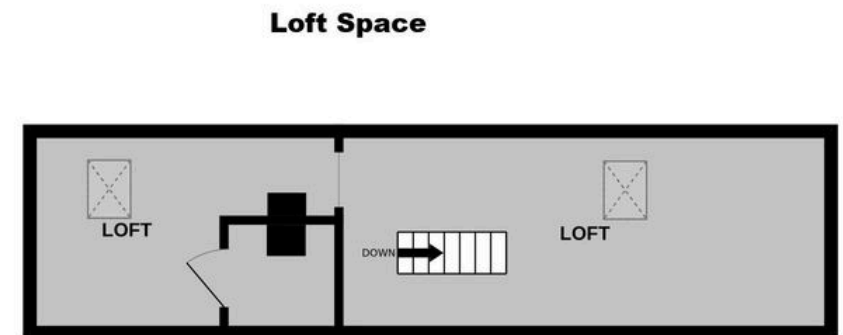
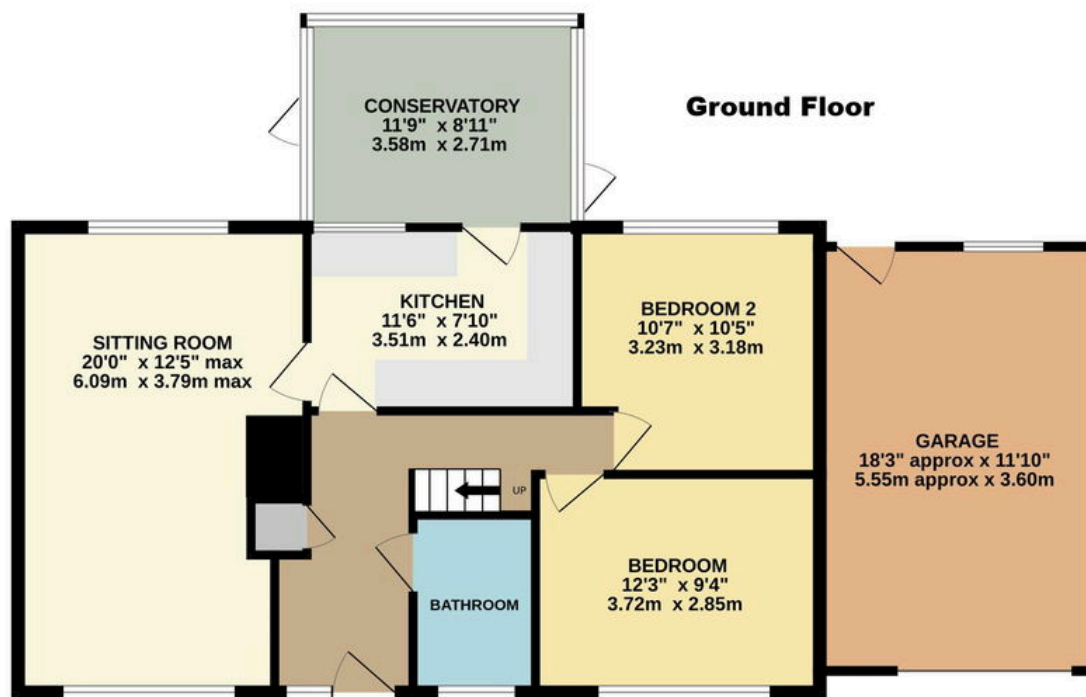
There is a wide garden to the front and a driveway leading to a good size, attached single garage.

The private and enclosed rear garden is a great size and, being south facing, is ideal for relaxing and entertaining.

The bungalow is superbly placed close to delightful countryside walks and a range of local amenities including a local Co-op. There are two excellent schools close-by, Ripon Grammar school and Outwood Academy, both of which have been rated as 'outstanding' by OFSTED.

The historic but vibrant and cosmopolitan city centre is within easy reach and provides a comprehensive range of shops and services situated around the picturesque marketplace. Regular travellers and commuters benefit from regular bus services and access to local road networks with connections to the A1(M).





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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Visit our showroom at 13 Fishergate, Ripon, HG4 1EA

EMAIL

Info@solopm.com

www.solopropertymanagement.com

