



Alma Gardens, Ripon, HG4 1NH

£234,950

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A traditional semi-detached property occupying a delightful corner position in this peaceful and tucked-away enclave close to lovely riverside walks and within easy reach of a wide range of amenities in the centre of Ripon.

SOLO SAY: Renowned for space, light and overall solidity, properties dating from the post-war housing boom remain hugely popular and are a mainstay of the property market. The time-honoured style and configuration still offers great flexibility for a wide range of buyers and stands as a testament to the simplicity of the design which is still widely adopted to by new house builders to this day.

This particular example provides excellent proportions complemented by gas central heating and double glazing. Currently occupied by particularly house-proud tenants, the house is well-presented throughout but does offers the potential for some cosmetic modernisation to personal tastes.

More discerning buyers will have already spotted the exciting potential to re-configure or extend the existing accommodation, subject to obtaining the necessary consents.





A hallway with staircase leads into a well-proportioned sitting room with a wide window to the front. The dining kitchen extends the full width of the house and offers an attractive range of units with plenty of storage, work space and space for appliances. A dining area provides space for a table and chairs and access to a good size under-stairs cupboard.

Take the stairs to the first floor and the landing has a useful linen/storage cupboard. Bedroom one enjoys a pleasant aspect to the rear, bedroom two overlooks the front and bedroom three looks out to the rear. A bathroom completes the accommodation with a white suite including bath with shower over.

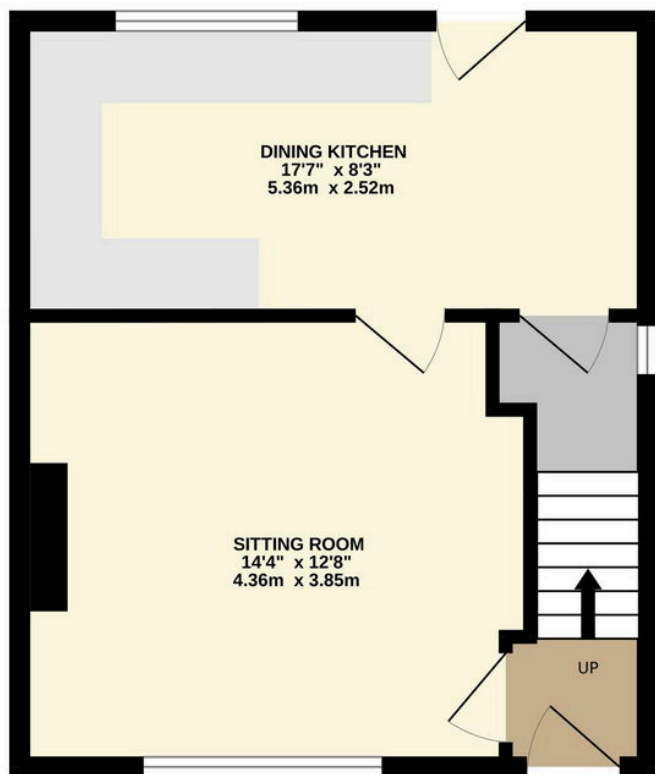


The choice position allows for a good size corner frontage and a wrap-around garden with gravelled and lawn areas. A driveway with gated entrance leads to the side. There is a good size and particularly private garden at the back enjoying a favourable southerly orientation and providing a good size lawn, hardstanding and storage shed.

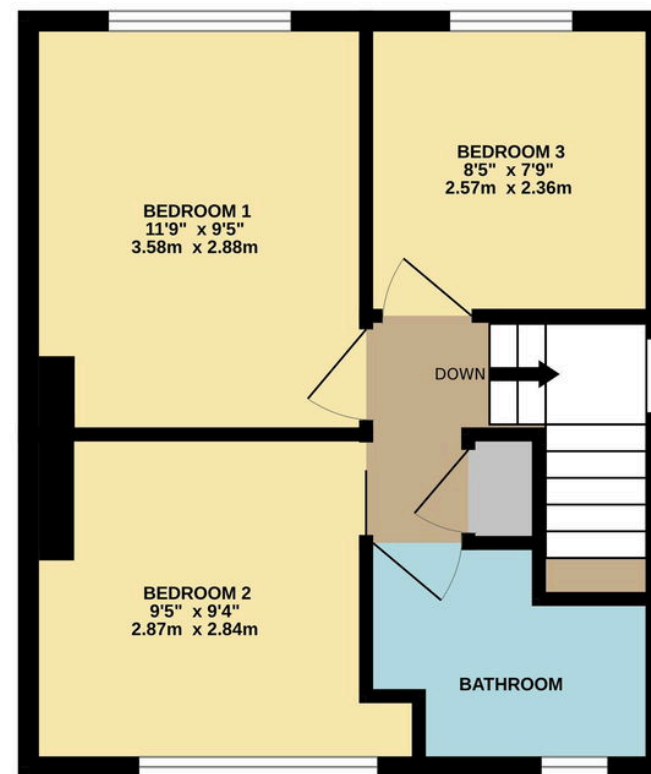
The property occupies a lovely setting in this little-known neighbourhood close to charming riverside or countryside walks and not far from the famous cathedral. The compact but vibrant centre of Ripon is within walking distance and provides a wide range of shops, restaurants and services situated around the historic market place.

There are first-class leisure and sporting facilities in the area and delightful walks nearby along Ripon canal and the river Skell. Ripon benefits from excellent transport links with regular bus routes and an excellent local road network linking with the A1(M).





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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