



Doublelegates Mews, Ripon, HG4 2LZ

£275,000

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A hugely appealing linked semi-detached home combining attractive design with stylish convenience, delightfully situated on the western fringes of Ripon close to countryside walks, top-tier schools and a wide range of amenities.

SOLO SAY: Greatly enhanced from its original specification with a quality selection of contemporary features, it is clear this wonderful home has been the subject of thoughtful improvement and considerable investment. With a creative eye and careful attention to detail, the current owner has created a sleek and sumptuous interior that puts a lot of new-build properties to shame. The result speaks for itself; a sleek, future-proofed modern home ready for the buyer to enjoy.

The well-presented and superbly appointed accommodation is complemented by gas central heating, double glazing and solar panels for improved efficiency and lower energy bills. With a warm and welcoming ambience, a secure, south-facing garden and convenient location, this fantastic home delivers on every front and will appeal to discerning buyers looking for a ready-to-move-into home.

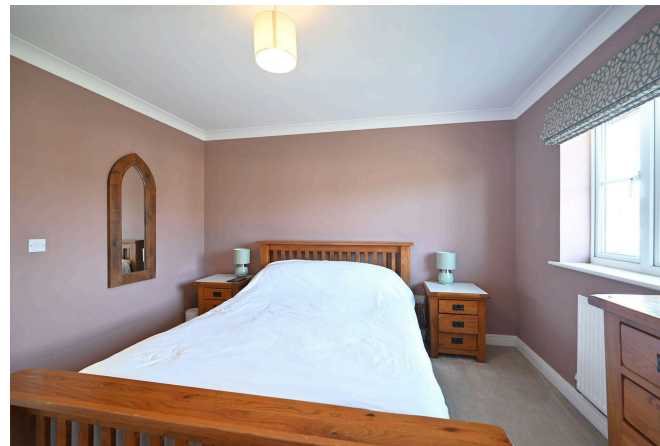




Stepping into the hallway reveals the stairs to the first floor and the useful downstairs toilet. The effortlessly stylish kitchen was curated by the highly respected Ripon Interiors to deliver thoughtful design, intuitive ergonomics and a dash of style. The layout maximises the available space and includes Dekton (stone) surfaces, a 'breakfast' bar, induction hob and extractor over. Integrated Neff appliances include a double oven, fridge freezer and dishwasher.

The sitting room offers great flexibility for a variety of configurations and leads into the equally versatile sun room.

On the first floor, the master bedroom features a range of wardrobes and an en-suite shower room. A recessed cupboard houses the 'combi' central heating boiler. There are two further bedrooms and an enticing bathroom with white suite including a bath with shower over, vanity wash basin and toilet.

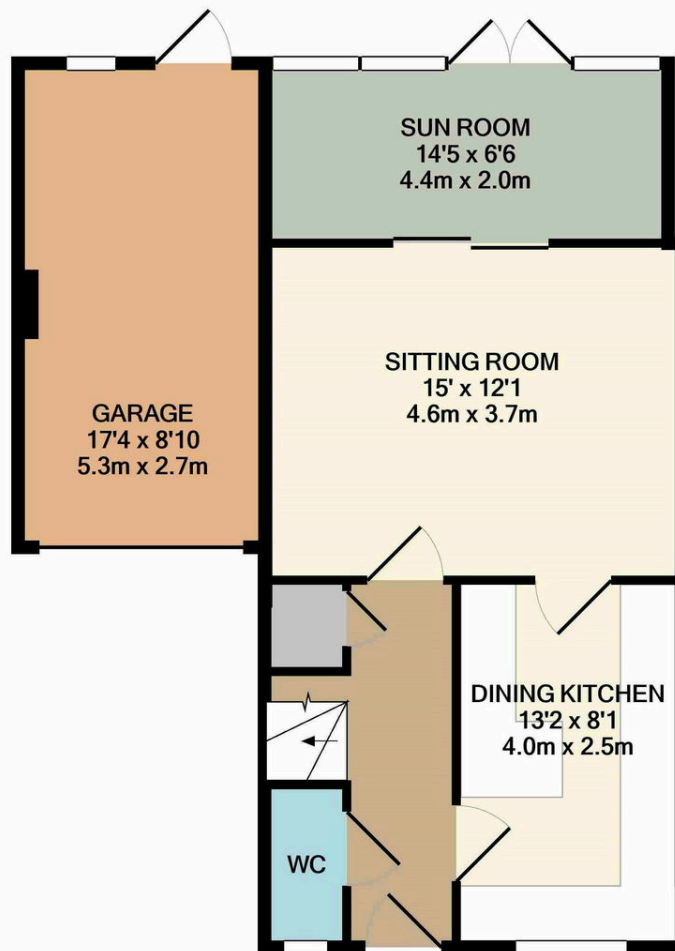


A driveway provides off street parking and leads to the attached single garage where a personal door continues to the rear garden. This enclosed and level garden offers patio and lawn areas to make the most of the pleasant surroundings and favourable south-westerly orientation.

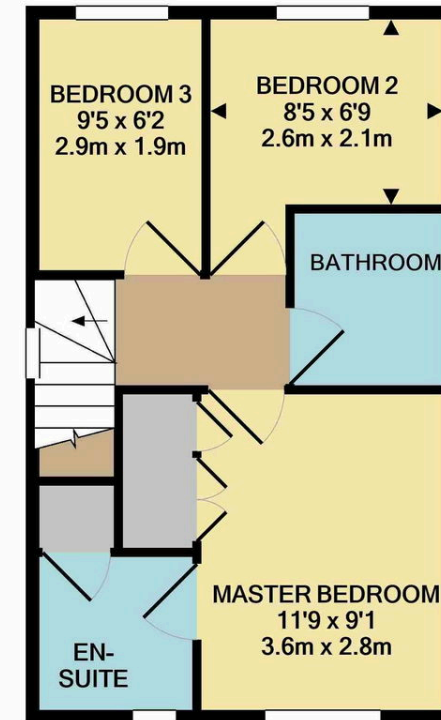
The house is superbly placed close to delightful countryside walks and local amenities including a local shop. There are two excellent schools close-by, Ripon Grammar school and Outwood Academy, both of which have been rated as 'outstanding' by OFSTED.

The historic, 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).





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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