



5 Marina Way, Ripon, HG4 2LJ

£260,000

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An excellent opportunity to acquire an attractive semi-detached house occupying a large corner plot with the rare advantage of an extensive side garden and full planning permission to extend in a sought-after residential area on the south-eastern edge of Ripon close to countryside.

The traditional configuration reveals well-planned and versatile accommodation complemented by wide windows and neutral décor, maximising the natural light and favourable orientation. The existing configuration could appeal to a wide range of buyers but, thanks to full planning permission (22/04741/FUL) for a wrap-around ground floor extension, those seeking to enlarge the house can take full advantage and exploit the generous plot. Discerning buyers could opt to amend the proposals to suit their own requirements, subject to any further consents. Further benefits include gas central heating and double glazing.

SOLO SAY: Sitting on one of the largest, almost 'double-size' plots in this little enclave of similar homes, it's not hard to see why our clients were attracted by this particular property for their growing family. There is now an opportunity for the next lucky owner to put their own stamp on the property realise the undoubted potential.





The smart hallway makes a lovely first impression as you step inside. The sitting room has a wide window to the front and a feature chimney breast, creating a cosy and relaxing atmosphere. The re-configured dining kitchen now offers a more user-friendly and sociable layout with kitchen area and space for a dining table.

The 'lean-to' garden room is a temporary structure but provides useful additional space for appliances, pets or storage.

On the first floor, the bright landing has a window to the side and storage cupboard. Bedroom one has a wide window to the front, bedroom two overlooks the rear and bedroom three overlooks the side garden. The accommodation is completed by a house bathroom with a white suite including a bath with shower over.

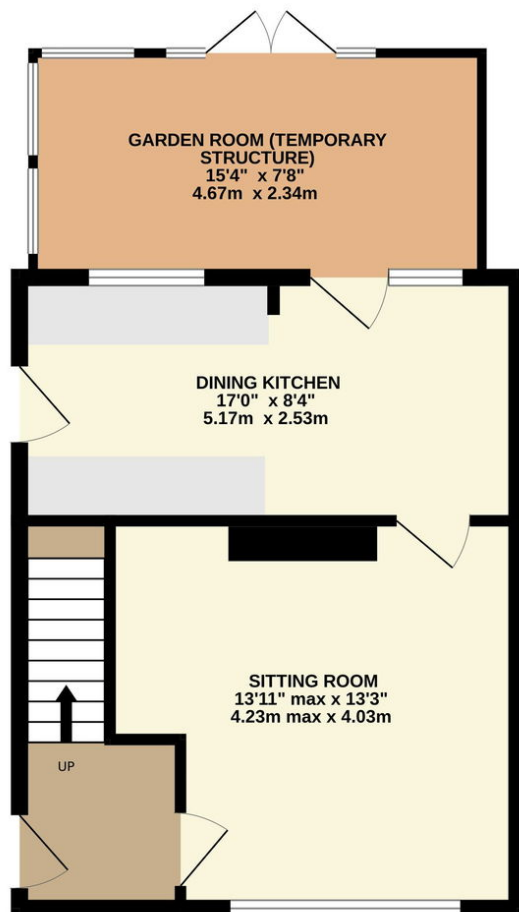


There is a lawned garden at the front and a driveway continues, via a five bar gate, to the side of the house, providing ample parking. The side garden is the stand-out feature and exploits the favourable southerly orientation with an extensive lawn bordered by maturing laurel hedging. The good size lawned rear garden faces south-west and provides a superb, 'grill-and-chill' paved patio area and pergola feature, garden sheds and storage space.

The property is situated in a sought-after residential area just off Whitcliffe Lane close on the south-western edge of Ripon close to Hell Wath nature reserve and playing fields. There are local shops near by together with a Morrisons Supermarket a choice of primary schools and bus stops.

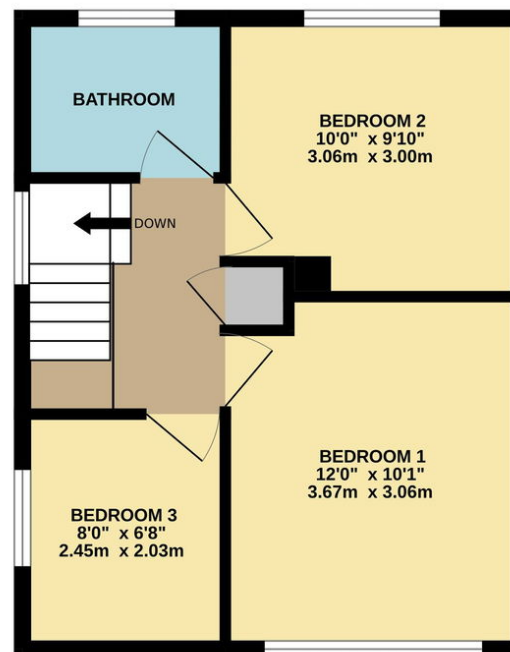
Ripon is a fabulous small city with a historic centre and picturesque market place where you can find a superb range of amenities, shops and restaurants. There are delightful walks near-by to take advantage of the surrounding area, making this the ideal location for those who seek to combine proximity to every-day amenities with access to the wonderful North Yorkshire countryside.





GROUND 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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