



Kirkby Avenue, Ripon, HG4 2DR

£460,000 NO CHAIN

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Presented to the open market for the first time since new, SOLO are proud to offer this wonderful detached home, occupying a prime location on this particularly sought-after development close to countryside, excellent schools and Ripon amenities.

The house has been well-maintained over the years and treated to various upgrades to more modern standards, resulting in a pleasing character where stylish features combine beautifully with the homely ambience. Re-configuring the original kitchen and dining room has created a stunning open-plan living space flooded with natural light and offering great versatility for sociable family times, relaxing or entertaining, and with the thoughtful addition of bi-folding doors to make the most of the rear garden.

SOLO SAY: Originally chosen for its attractive design, generous gardens and favourable orientation, it is clear to see why this property became a long-term and much-loved family home. A rare opportunity in today's market, this delightful property is sure to have wide appeal and is now ready for the next family to enjoy.





A spacious hall welcomes you and provides a cloaks cupboard, downstairs toilet and stairs to the first floor. The well-proportioned sitting room has a feature fireplace and bay window to the front. The fabulous, open-plan living space provides excellent versatility for various configurations, with ample room for sociable dining and family areas and access to the garden.

The spacious kitchen area offers an excellent range of units with plenty of work-space, storage and a selection of integrated appliances. There is also a useful under-stair cupboard.

Take the stairs to the first floor and you'll find a light and roomy central landing with window to the side. Bedroom one has two front windows, a full-width range of fitted wardrobes and the luxury of an en-suite shower room. There are two bedrooms overlooking the rear garden, each having a fitted wardrobe, a fourth bedroom with a front window and a cupboard housing the hot water cylinder, and a smartly appointed house bathroom.

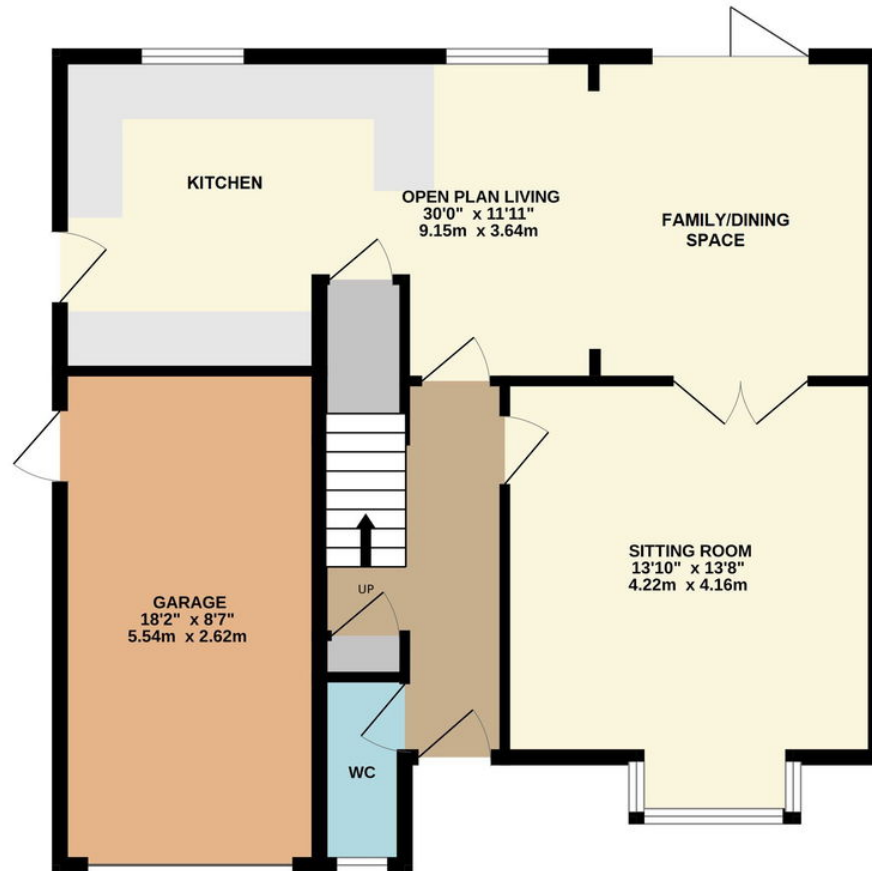


The house is well set back behind a good size garden and a driveway leads to a single garage which houses the central heating boiler and has a door to the side. The unusually generous landscaped rear garden is another great feature, where a favourable westerly orientation and an excellent level of privacy ensure you can fully enjoy the generous lawn, paved patio seating areas and mature, well-stocked borders.

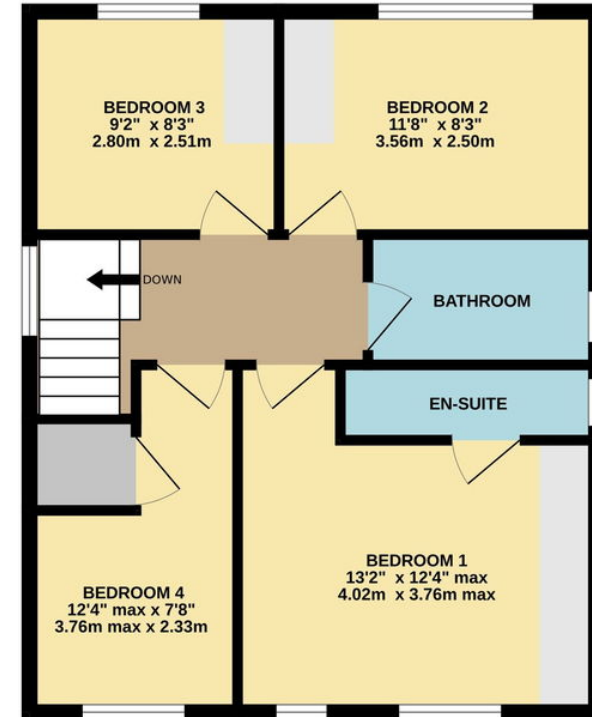
The property forms part of this highly-regarded development, revered for its peaceful setting, well-spaced homes and meandering, family-friendly roads. There is a local store within easy reach and lovely walks can be enjoyed in the surrounding countryside. The centre of Ripon is a pleasant stroll away and offers a wide range of independent shops and cafés together with a host of other amenities, including a choice of supermarkets, situated around the picturesque market place.

The property is particularly well-placed for the renowned Ripon Grammar and there are other excellent schools for all ages within close proximity. Ripon offers a choice of first-class sporting and leisure facilities and excellent transport links for regular travellers and commuters.





Ground Floor



First Floor

Kirkby Avenue, Ripon

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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