



Lark Hill Crescent, Ripon, HG4 2HN

£369,950

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A delightful semi-detached home standing on a good size plot in a sought-after and well-established residential area close to countryside and within easy reach of local schools and amenities.

The property proudly displays the typical design characteristics from the era including wide windows, attractive features and an overall solidity that newer homes rarely match. Discerning house-hunters will instantly recognise how the traditional floorplan is enhanced by the unusually generous proportions, resulting in an uncommon blend of family versatility and comfortable familiarity. Modern features and carefully chosen décor provide further embellishment, complementing the well-balanced and versatile living space and ensuring the house is perfect for the needs of couples or families, working from home and entertaining.

The property is superbly presented throughout and, being a larger example of the house style, represents a great opportunity in today's market. There could also be an exciting opportunity to re-configure or extend the property to suit your requirements, subject to any planning or building regulation consent that may be needed. Further benefits include double glazing and gas central heating.

SOLO SAY: The evergreen semi-detached house style, in its many iterations, steadfastly remains a mainstay of the property market and this outstanding example would make a compelling choice for a wide range of buyers.





An enclosed entrance porch leads into a welcoming hall where an attractive staircase leads to the first floor. Stepping into the sitting room reveals a characteristically restful living space with a wide bay window to the front and a wide opening to the family or dining room where doors lead out onto a peaceful decked area allowing full enjoyment of the garden.

The extended dining kitchen is fitted with an attractive range of units providing plenty of storage and workspace, integrated electric oven, hob and microwave. A pantry provides additional storage space and there is an enclosed side entrance porch leading to a useful downstairs WC.

The staircase leads to a spacious galleried landing with window to the side and access to the boarded loft space via a retractable ladder. The two generously sized double bedrooms benefit from wide windows; the larger enjoying a green aspect to the rear, the second a pleasant aspect to the front. Bedroom three has a window to the front and a full-length fitted wardrobe. The house bathroom completes the accommodation in style, modernised by the current owners and featuring a white suite including bath and large, walk-in shower.



The sweeping block-paved driveway makes an agreeable first impression and provides ample off-street parking. The good size single garage has power and light connected. Adjoining the back of the garage, there is a particularly useful and adaptable room, currently used as an artist's studio but equally suitable for a variety of purposes.

For families, keen gardeners or those who just enjoy the outdoors, the rear garden ticks every box. Enjoying a favourable southerly orientation and clearly landscaped with great attention to detail, this haven of peace and tranquillity combines attractive decking, neat lawn, and deep herbaceous borders set against a backdrop of mature trees.

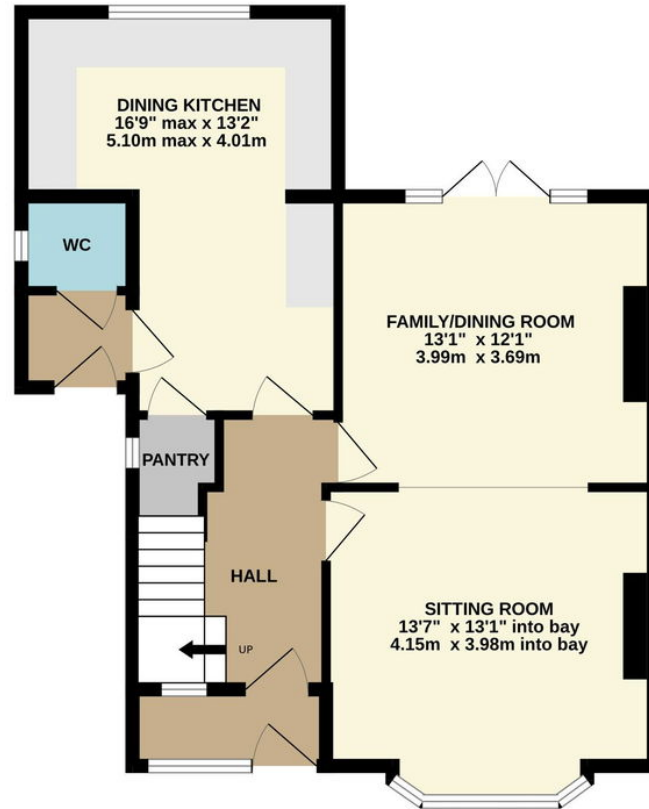
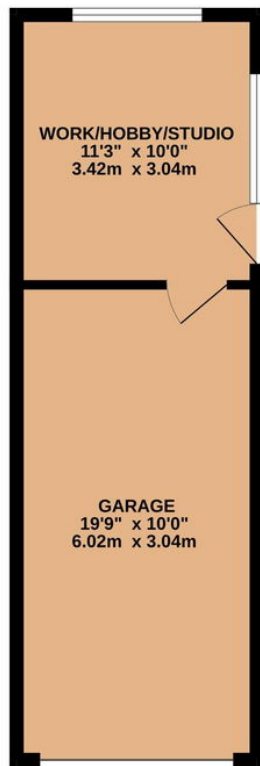
Lark Hill Crescent remains highly sought-after and residents can take advantage of walks into the surrounding countryside and excellent local amenities including a regular bus service and a local store/post office at the end of Lark Lane. The house is just a few hundred metres away from the renowned Ripon Grammar School and Outwood Academy, and there is a choice of primary schools around Ripon.

The historic city centre is within easy reach and provides a wide range of shops, restaurants, and a local market every Thursday which is held on the famous market square. Ripon has a thriving community and is considered a vibrant and friendly place to live with plenty of sports clubs and leisure facilities.

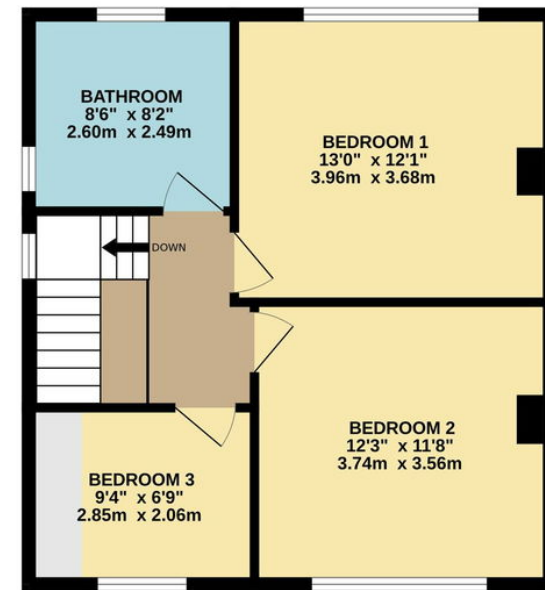


TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

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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GROUND FLOOR



1ST FLOOR

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