



Kirkby Road, Ripon, HG4 2HH

£335,000 No Onward Chain. Subject to Probate.

Kirkby Road, Ripon, HG4 2HH

A most attractive traditional home occupying an enviable semi-rural setting on the edge of Ripon where properties rarely become available. The house stands in an elevated position, set back from a tree-lined section of this sought-after road and enjoys views towards open fields to the front, belying the convenience of being so well placed for the city centre, schools for all ages and various travel options.

Proudly displaying the design characteristics of the period, this charming property retains a wonderfully authentic character and offers typically generous proportions and levels of natural light. The (mostly) original configuration has been preserved and the house combines a bright, welcoming ambience with great practicality and versatility. The property has clearly been well-maintained over the years but now offers the successful buyer a blank canvas to continue to improve, re-configure or extend the living space to suit their needs, subject to any planning or building regulations as may be required.

SOLO Say: The ubiquitous semi-detached house design remains ever popular with a wide range of buyers who appreciate traditional design features combined with a homely and mellow ambience that is so often missing from new houses. This much-loved example has been held by the same family for decades and the sale represents not only the end of an era but also an exciting opportunity for the successful buyers.

Please note the sale is subject to Probate and a therefore a sale cannot be legally completed until a Grant of Probate is issued.





With gas central heating and double glazing throughout, the accommodation begins with a charming entrance hall with staircase and downstairs toilet.

The two generously proportioned reception rooms have been combined to create a wonderfully light and spacious living space, offering great versatility for a range of configurations depending on requirements. The kitchen completes the ground floor with a range of units and spaces for appliances.

Take the stairs to the spacious first floor landing which has a window to the side. There are two generously sized double bedrooms and a single bedroom with fitted wardrobes. The smart house bathroom provides a white suite, attractive wall tiling and a cupboard housing the gas central heating boiler.

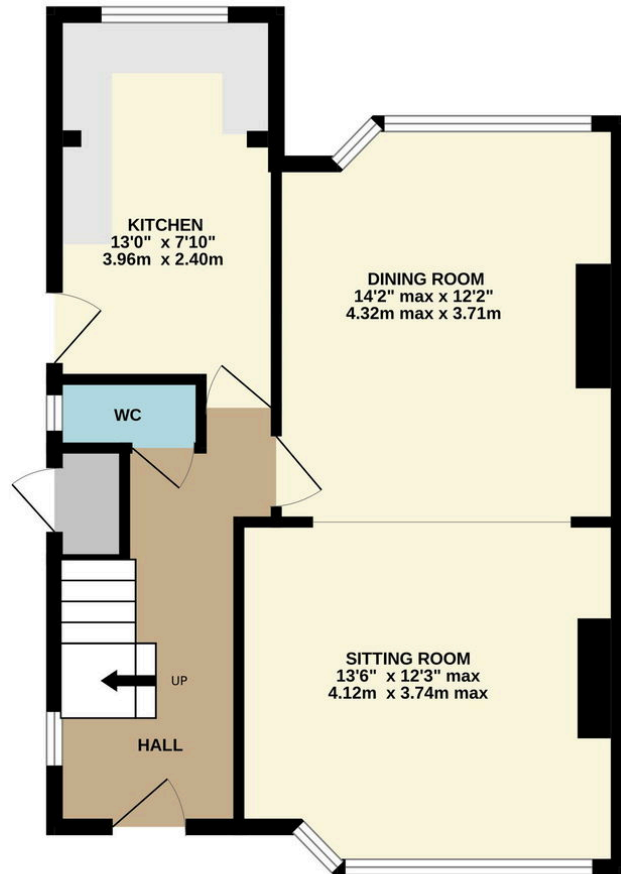


A long driveway with gated entrance continues to the side of the house offering plenty of parking and leads to a detached single garage. There is a neat garden to the front with deep borders. The lawned back garden enjoys an excellent degree of privacy and favourable south-westerly orientation.

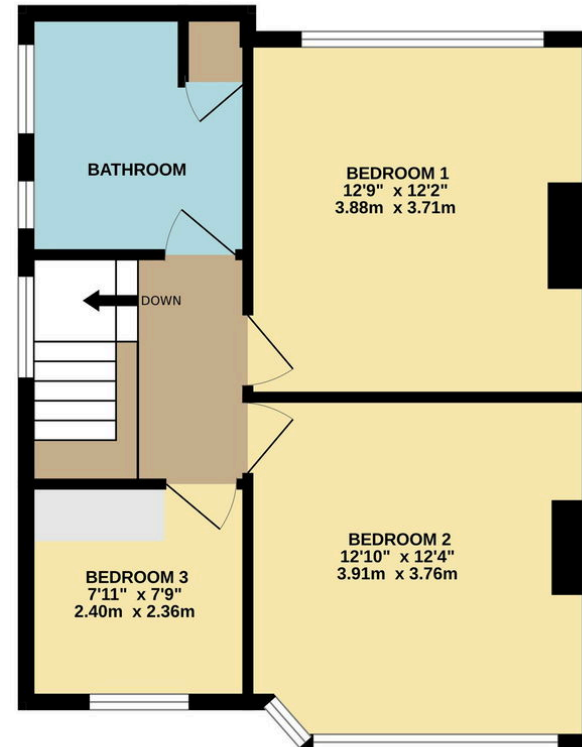
The property enjoys a delightful position set back from Kirkby Road with views towards mature trees and countryside to the front. The immediate area offers a local store and some lovely walks into the surrounding countryside.

There are schools for all ages, including the renowned Ripon Grammar, within walking distance together with a range of first-class sporting and leisure facilities. Ripon city centre is easily accessible and offers a wide choice of shops and amenities situated around the historic market place. Regular travellers and commuters are well served by the local road network and regular bus services around the region.





GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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.
Made with Metropix ©2025

01765 608203

SOLO PROPERTY MANAGEMENT LTD

Visit our showroom at 13 Fishergate, Ripon, HG4 1EA

EMAIL

Info@solopm.com

www.solopropertymanagement.com

