



Thirlway Drive, Ripon, HG4 2TH

£385,000

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A particularly impressive end town house occupying a prominent position with views of the college lawns on this sought-after development. If you're struggling to picture the ideal home for the modern lifestyle, the perfect venue for all occasions, a family home that can impress as well as cosset, then we confidently recommend wonderful home.

The statuesque façade translates into three floors of wonderfully spacious and versatile accommodation where elegant proportions combine with attractive presentation to create calm and peaceful atmosphere. Deep bay windows to the front elevation and plentiful sash windows to three sides ensure plenty of natural light and maximise the southerly orientation. The pleasing configuration offers flexible living space including a sociable dining kitchen, a wonderful first floor sitting room and four versatile bedrooms, ideal for the modern family lifestyle, relaxing and entertaining.

SOLO SAY: Evoking the imposing grandeur of period residences in the locality, this attractively designed home stands proudly adjacent to the Grade II listed Old College building and exudes a style and scale rarely found in a modern property.





Stepping into the spacious entrance hall, you'll see the staircase to the first floor and a useful downstairs toilet. Double doors lead into a light and welcoming family room with tall bay window and further side window.

The dining kitchen includes sitting space with double doors to the garden and provides an extensive range of units with plenty of storage and workspace together with a range of appliances.

The first floor reveals a relaxing sitting room where generous proportions include a deep bay window to the front enjoying lovely views over college lawns and two further windows. Bedroom one features dual aspects, a fitted range of wardrobes and an en-suite shower room. The second floor reveals two further double-size bedrooms, each having dual aspects and fitted wardrobes, a single bedroom with cupboard and a smartly appointed house bathroom.



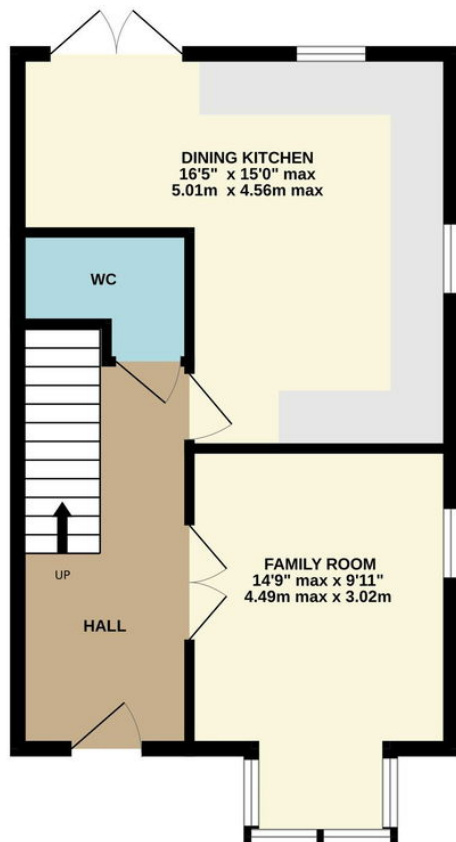
Landscaped for ease of maintenance, the sheltered and enclosed garden is a great place to relax or entertain guests and a showcase for carefully considered planning and attractive design. A single garage is located in a block with parking space in front and this house has the rare advantage of an additional parking space.

The property forms part of the family-friendly and highly regarded development of the old college where the immediate surroundings offer some delightful walks and green open spaces. The centre of Ripon is a pleasant and brief stroll away and offers a wide range of independent shops and cafés together with a host of other amenities, including several supermarkets, situated around the picturesque marketplace.

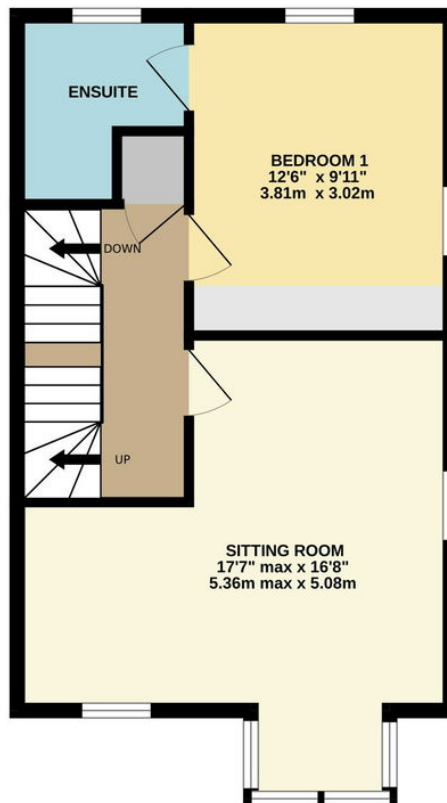
There are excellent schools for all ages within close proximity including the renowned Ripon Grammar and the area offers a choice of sporting and leisure facilities.



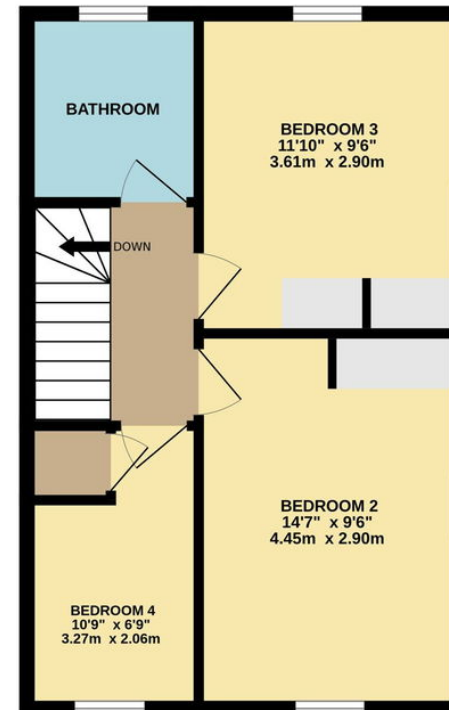
GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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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