



Wellington Mews, Ripon, HG4 1QU

£210,000

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An excellent opportunity to buy this smart modern town house offering turn-key comfort and life-ready style in a great location where you can enjoy a stroll into Ripon or riverside walks towards the surrounding countryside.

SOLO SAY: Properties of this era are renowned for ample natural light and good proportions. Having enjoyed living in the property for several years, the owner has just completed a program of cosmetic refreshment, including redecorating in neutral shades and recarpeting, ready for the new owner. The house now perfectly suits the modern lifestyle, with bright, sociable and versatile living space linking with a low-maintenance garden.

With a warm and welcoming ambience, gas central heating, double glazing and thoughtful features, this fantastic home delivers on every front and will have wide appeal, especially for first time buyers or small families looking for a ready-to-move-into home in a convenient setting.





An entrance hall leads into a generously proportioned sitting room with deep bay window to the front and a clean-burning eco-fire. The dining kitchen offers a light range of units with plenty of storage and workspace together with a range cooker and space for other appliances. There is a useful under-stairs storage cupboard and a door leading to the garden.

On the first floor, the landing provides a cupboard which houses the gas central heating boiler. Bedroom one is a great size and has two windows to the front and a recessed open wardrobe. The two further bedrooms increase the versatility for young families or those who work from home. A smartly appointed house bathroom completes the accommodation with a white suite including bath with shower over.

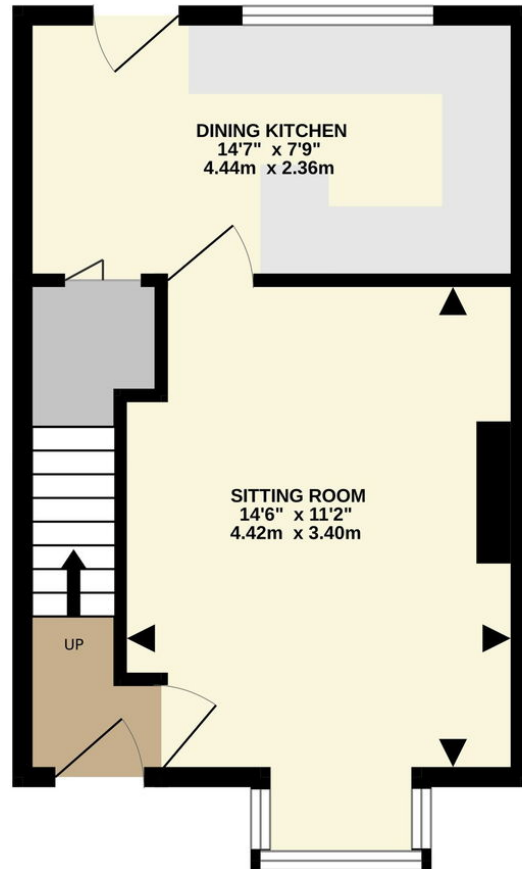


There are two allocated parking spaces at the front of the house. A communal pathway at the side gives access to the rear. The patio garden is a little haven of peace and tranquillity, ideal for relaxing and enjoying the outdoors. Please note the boundary fence of the garden has been removed to create a more 'open' feel but one could be reinstated if preferred.

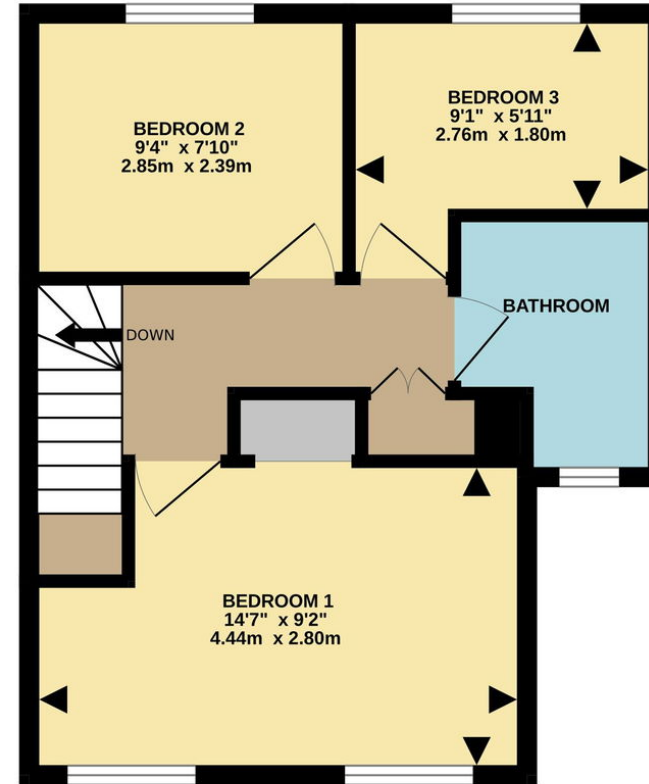
The property occupies a delightful, non-estate position on the edge of the city centre close to public open spaces and lovely riverside walks. Ripon's historic and vibrant centre is within easy walking distance and offers a wide range of shops and services around a picturesque market place.

The city proudly offers a first class range of sporting and leisure facilities together with a choice of good schools. The property is also convenient for the by-pass with the local road network providing speedy connections throughout the region.





GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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