



Southgate, Ripon, HG4 1PY

£300,000



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An excellent opportunity to acquire a thoughtfully enhanced semi-detached residence offering turn-key comfort and life-ready style in a great location where you can enjoy a stroll into Ripon or a walk into the surrounding countryside.

Having chosen this house for its corner position and handy location, the current owners embarked upon an extensive program of modernisation, with a keen attention to detail, to suit their requirements. The result is a stylish contemporary home with a warm and inviting atmosphere that perfectly complements the original design and is ideally suited to the modern lifestyle. Their meticulous approach included less noticeable but equally important upgrading work (carried out in 2019) including a new boiler and radiators, re-wiring and re-plastering, ensuring peace of mind for the successful buyer.

SOLO SAY: Renowned for ample natural light and good proportions, houses from this era remain understandably sought-after and this excellent example stands as testament to the vendor's considerable investment and vision of a modern family home.

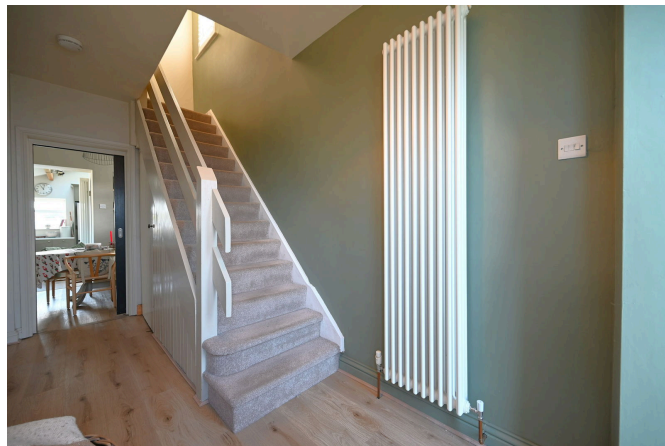






With gas central heating and double glazing throughout, the accommodation comprises a welcoming hallway with under-stairs cupboard, a cosy and relaxing sitting room with feature fireplace and deep bay window, a versatile and spacious living/dining room with wide double doors to the rear garden and log-burning stove set into a feature fireplace, and a superbly designed kitchen with an attractive range of units with plenty of workspace, Belfast sink and integrated appliances, door to the side and store cupboard housing the central heating boiler.

On the first floor, the good size landing has a window to the side and access to the roof space, bedroom one features a deep bay window with pleasant views, bedroom two has a window to the rear and cupboard, bedroom three has a window to the front, and the stylish bathroom completes the accommodation with a modern white suite including a bath and separate shower.



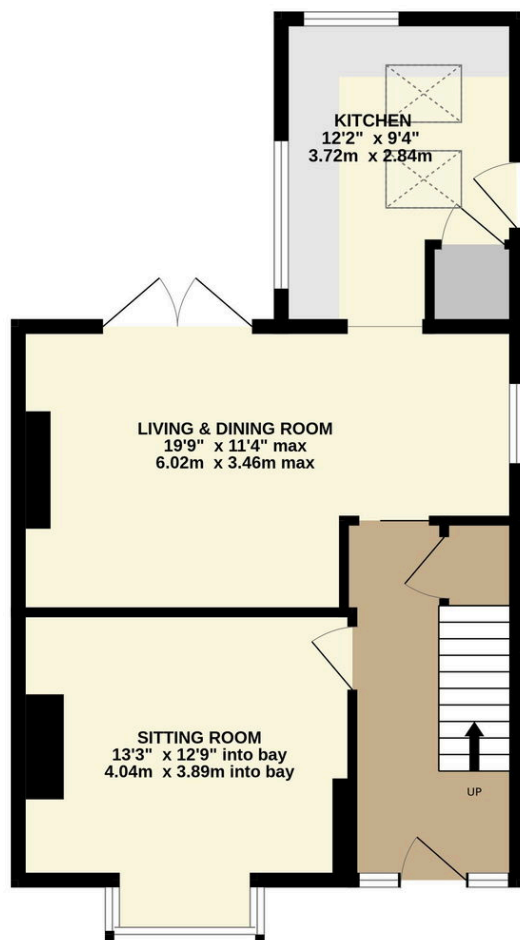


The house has a wide frontage onto Southgate and is sheltered behind a wall and neat beech hedge. The lawned front garden continues to a bonus side area between the house and a detached single garage. At the rear a patio area leads to a lawned garden enjoying a pleasant aspect.

Southgate is a popular residential location conveniently situated just to the south of Ripon city centre and conveniently placed for delightful walks along the river Skell and into the surrounding countryside. The historic market place is only a few minutes away and offers an great range of shops and services as well as the option to enjoy a choice of pubs, restaurants and a thriving café culture.

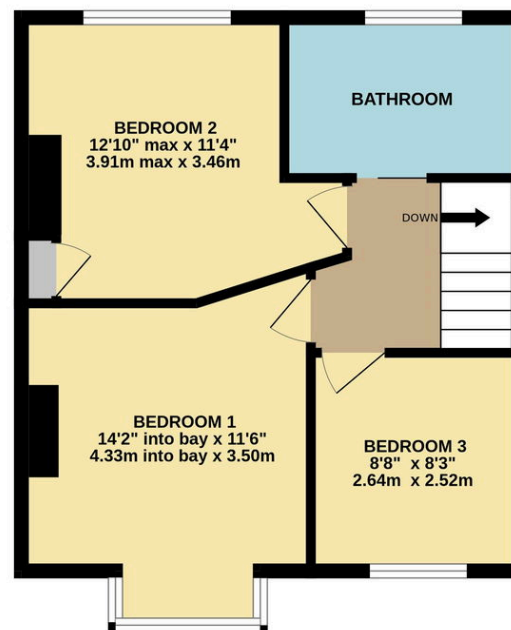
Ripon is renowned for its excellent choice of schooling and also provide a range of first class sporting and leisure facilities. With numerous travel options, Ripon is ideal for those with business interests in the city and throughout the area.





GROUND FLOOR

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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