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Avlon House, 14 Primrose Drive, Ripon, HG4 1EY

Offers Over £800,000

Property Images



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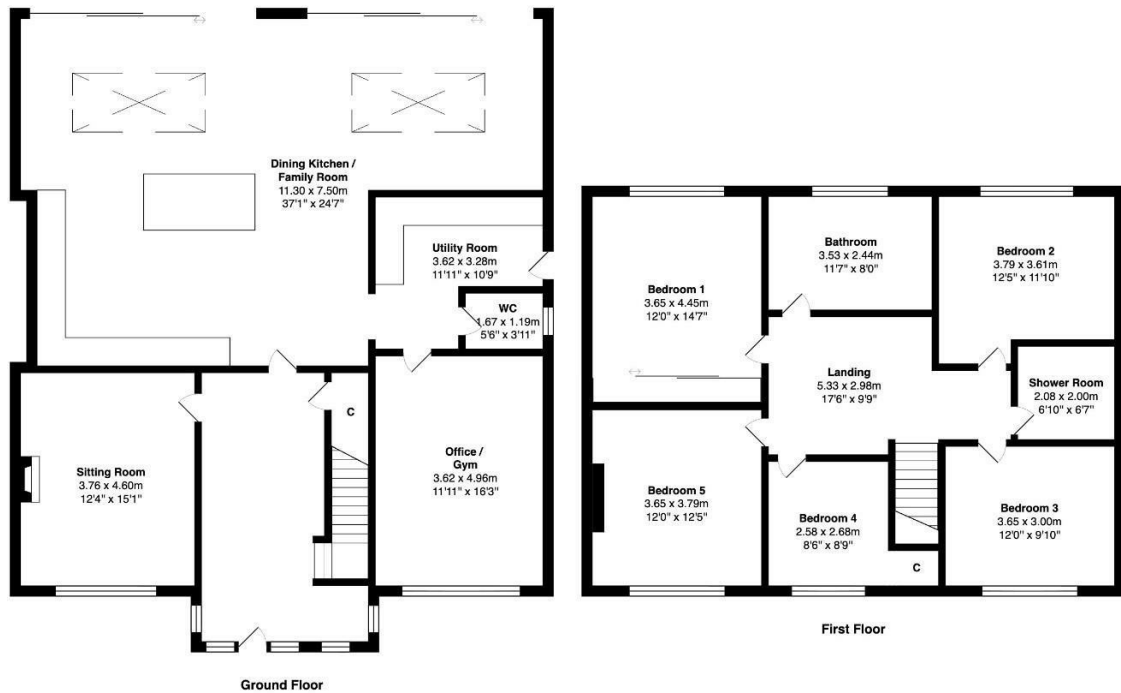


Property Images



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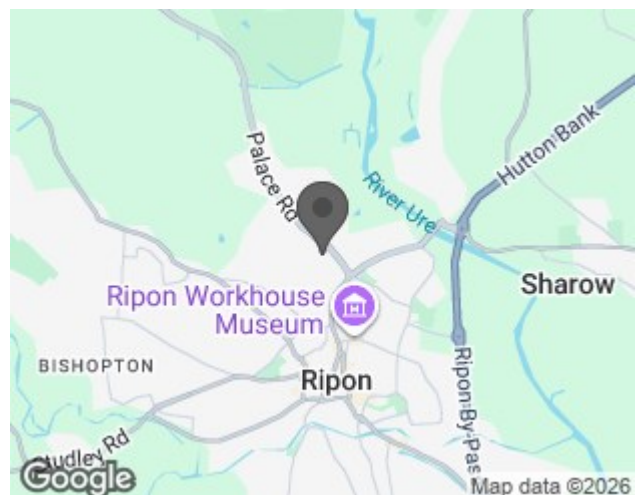


Total Area: 235.6 m² ... 2536 ft²
All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

A beautifully extended detached home offering the perfect balance of modern design, comfort and sustainability. Set in a peaceful position close to Ripon city centre, this property provides outstanding space for family life and contemporary hybrid working.

At the heart of the home lies a bright open-plan kitchen, dining and living area with a large central island and large opening doors leading to an outdoor kitchen and entertaining terrace (equipment available by separate negotiation). With generous glazing creating a seamless indoor-outdoor flow. For modern lifestyles, there's a dedicated home office and gym, ideal for remote working or wellness at home. A comfortable family sitting room, utility and guest WC complete the ground floor.

Upstairs are five generous bedrooms, a stylish family bathroom and an additional shower room. The spacious landing provides loft access with planning permission granted (2018) for conversion to further accommodation if desired.

Outside, the private, not overlooked mature tree-lined garden offers extensive lawns and a large entertaining area — a tranquil retreat for family gatherings. A double garage and ample driveway parking add convenience.

Energy efficiency is a key highlight: solar panels paired with home battery storage keep utility costs exceptionally low and provide sustainable living year-round.

Ideally positioned for outstanding local schools, Ripon's city-centre amenities, and excellent transport links — including the A1(M) and Thirsk railway station (London Kings Cross ~ 2 hours) — this property combines modern design, flexible spaces and remarkable efficiency.

A rare opportunity to own one of Ripon's most complete modern family homes — viewing highly recommended.

Features

- CONTEMPORARY DETACHED FIVE BEDROOM FAMILY HOME • OPEN PLAN LIVING KITCHEN AND DINING WITH BI-FOLD DOORS • DEDICATED HOME OFFICE/GYM /SNUG • UTILITY AND WC TO THE GROUND FLOOR • FIVE BEDROOMS - MODERN HOUSE BATHROOM AND SEPARATE SHOWER ROOM • POTENTIAL TO EXTEND IN TO THE LOFT AREA PERMISSION GRANTED (2018) • EXTENSIVE PRIVATE LAWN GARDEN WITH DEDICATED ENTERTAINING AREA AND OUTDOOR KITCHEN • DOUBLE GARAGE AND EXTENSIVE PARKING FOR MULTIPLE VEHICLES • SOLAR AND BATTERY SYSTEM FOR MINIMAL RUNNING COSTS • EASY ACCESS TO RIPON GRAMMAR AND A1 (THIRSK TRAIN STATION (LONDON 2 HOURS))