



1 Kirkby Close, Ripon HG4 2DS  
£425,000



**JOPLINGS**  
Property Consultants



# 1 KIRKBY CLOSE

## RIPON, HG4 2DS

Welcome to Kirkby Close, Ripon - a charming location on the west side of Ripon, offering a peaceful retreat in a quiet cul-de-sac. This detached bungalow boasts ample space with 1 reception room, 3 bedrooms, and 2 bathrooms, providing a comfortable living environment for you and your family.

The chain-free status of this bungalow presents a hassle-free opportunity to make it your own.

Although the property may require a little updating, this presents an exciting chance for you to put your personal touch on the space and create the home of your dreams. Don't miss out on the potential this detached bungalow holds - schedule a viewing today and envision the possibilities that await you in this lovely Ripon location.

### ENTRANCE

Paved pathway and steps lead down to the Timber opaque glazed Front Entrance door with opaque glazed panels to one side.

### HALLWAY

L-shaped Hallway. Storage cupboard with security alarm. Consumer unit. Loft access. Radiator.

### KITCHEN

UPVC Double Glazed window overlooking the Front Garden and UPVC opaque Double Glazed door giving access to the side pathway which leads to the Driveway and the Rear Garden. A range of base and wall units with coordinating work surface over. Stainless steel one and a half sink and drainer with mixer tap. Tiled splashbacks. Eye-level oven and grill. Gas hob with extractor above. Dishwasher plus space and plumbing for washing machine. Worcester gas boiler. Radiator.

### LIVING DINING ROOM

Accessed via two doorways from the Hall, this L-Shaped room is a great size and benefits from UPVC Double Glazed windows to the Side and Rear with sliding a sliding Patio door leading through to the Conservatory. Gas fire with marble and decorative tiles to the hearth and back with Timber surround 3x Radiators.



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### CONSERVATORY

UPVC Double Glazed windows with doors opening out into the Rear Garden. Tiled flooring. Electric wall heater and cooling fan.

### BEDROOM ONE

Double Bedroom with UPVC Double Glazed Bay window to the Front and a further UPVC Double Glazed window to the Front. Door leading through to the En-suite. Radiator.

### EN-SUITE

Opaque UPVC Double Glazed window to the Side. Suite comprising: corner shower cubicle with shower board and thermostatically controlled shower, pedestal wash hand basin and low level WC. Radiator.

### BEDROOM TWO

Double Room with UPVC Double Glazed window overlooking the Rear Garden. Radiator.

### BEDROOM THREE

Small Double Bedroom with UPVC Double Glazed window out to the Rear Garden. Radiator.

### HOUSE BATHROOM

Opaque UPVC Double Glazed window to the Side. Suite comprising: bath, pedestal wash hand basin and low-level WC. Partially tiled walls. Radiator.

### TO THE OUTSIDE

#### TO THE FRONT

Front Garden mainly laid to lawn with mature shrubs.

### GARAGE

Double Garage with 2x opening doors, one being electric. UPVC door gives access into the Garage from the Front Garden. Tarmac parking for 2 vehicles to the Front of the Garage.



## DIRECTIONS

From Ripon Market Place drive along Westgate and take the right hand turn into Blossomgate which becomes Kirkby Road. Turn left into Kirkby Drive and take the first turning on the right hand side into Kirkby Avenue and the next turning on the left into Kirkby Close. You will find the property on the left hand side, identified by our For Sale board.

A BIT ABOUT RIPON - Ripon is the third smallest city in England and is known for the imposing Cathedral, Ripon Racecourse and the nearby, Fountains Abbey and Studley Royal Gardens. Ripon Market Place is at the centre of the City with a variety of local shops and amenities within easy walking distance.

Ripon also benefits from a variety of Primary Schools, of which this school is in the catchment area of a Good Primary School. The primaries feed into the renowned Ripon Grammar School and The Outwood Academy..

Ripon History ... The town Bell-Man rings the Corn Bell on Thursday morning at 11am to officially announce the start of trading. The Hornblower (the Wakeman) blows his horn on each corner of the market Obelisk at 9pm every night to set the watch.

For those who commute ... Ripon has good links for the A1 and A19. The Number 36 bus leaves Ripon approximately every 15 minutes for Harrogate and then on to Leeds. For the train, Thirsk station is approximately 21 minutes or Harrogate station is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 46 travelling distance.

## TO THE REAR

Slightly sloping garden with steps and pathways leading to the bottom. Beds and borders with mature shrubs and plants. Patio seating areas. Pathway leading to the Front of the property.

## SERVICES

Mains Water and Drainage  
Electricity  
Gas central heating

## BROADBAND AND MOBILE PHONE

See Ofcom checker and Openreach website for more details.

## PLANNING

Properties within the cul-de-sac have planning permission. We would advise that you visit the NYC Planning Portal for further information.

## COVENANTS

The title register of this property contain restrictive covenants which are available on request.

## COUNCIL TAX

Council Tax Band E

## OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m  
Friday 9:00 to 5:00  
Saturday 9.00 a.m - 1.00 p.m  
Sunday Closed

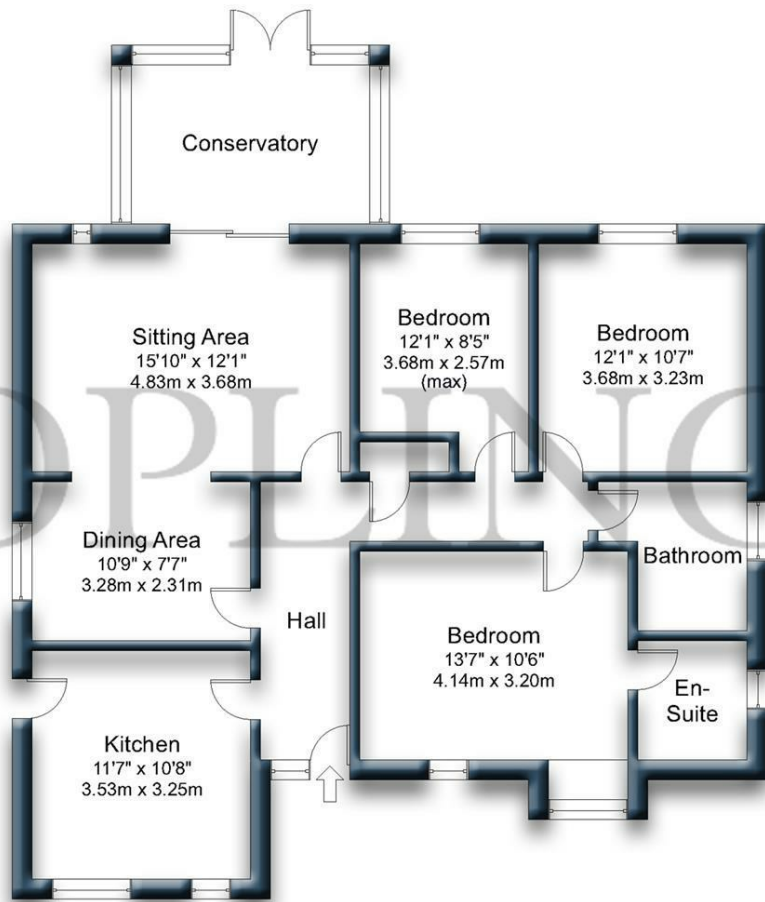
## JOPLINGS INFORMATION

Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.





# FLOOR PLANS



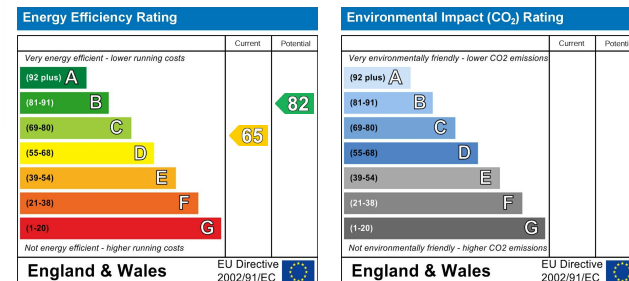
Gross internal floor area excluding Conservatory (approx.): 93.1 sq m (1,002 sq ft)

Not to Scale.  
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# LOCATION MAP



# ENERGY PERFORMANCE GRAPH



# VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

## Joplings Property Consultants

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