



3 Penny Lane, Ripon HG4 1HG
£550,000



JOPLINGS
Property Consultants



3 PENNY LANE

RIPON, HG4 1HG

Welcome to this charming property located on Penny Lane in the picturesque city of Ripon. This delightful house boasts an L-shaped reception room, perfect for entertaining guests or simply relaxing with your loved ones. With 5 bedrooms and 2 bathrooms, there is ample space for a growing family or for those who enjoy having guests over.

Situated in a quiet cul-de-sac, this detached property offers the peace and tranquility that many desire. The layout of the house is unique, with 4 double bedrooms and a single bedroom that can also be used as a home office located over 2 floors, providing flexibility to suit your needs. The L-shaped living dining room adds character to the property, creating a cosy and inviting atmosphere for gatherings.

One of the standout features of this house is its layout on many levels, including a split-level hallway and steps leading to the kitchen from the reception room. This design adds a touch of elegance and sophistication to the property, making it truly special.

Outside, you will find a well-maintained garden with a lovely patio area, perfect for enjoying a morning coffee or hosting summer barbecues. Imagine spending your evenings relaxing in this peaceful outdoor space, surrounded by nature.

Don't miss the opportunity to make this house your home and enjoy the unique charm and character it has to offer. Contact us today to arrange a viewing and experience the beauty of this property for yourself.

ENTRANCE

Paved pathway leads across the front of the property to a larger paved area where you will find the UPVC part glazed door with glazed windows to one side giving access into the property.

HALLWAY

Split level hallway with steps at either end. 3x radiators.

LIVING DINING ROOM

L-shaped room having 2x UPVC bay windows overlooking the front garden. Wood burning stove set on a stone hearth with timber mantel shelf over. 3x Radiators.

KITCHEN

UPVC double glazed window to the side. A range of cashmere base and wall units with coordinating work surface over. Black composite sink and drainer with mixer tap and black glass splashback. Eye level double oven and grill. Gas hob with black glass splashback. Space for fridge freezer. Space and plumbing for dishwasher. Steps down from the kitchen into the dining area.

WC

UPVC Double Glazed window to the side. Suite comprises: low-level WC and wall-mounted wash hand basin. Partially tiled walls. High level storage cupboard.

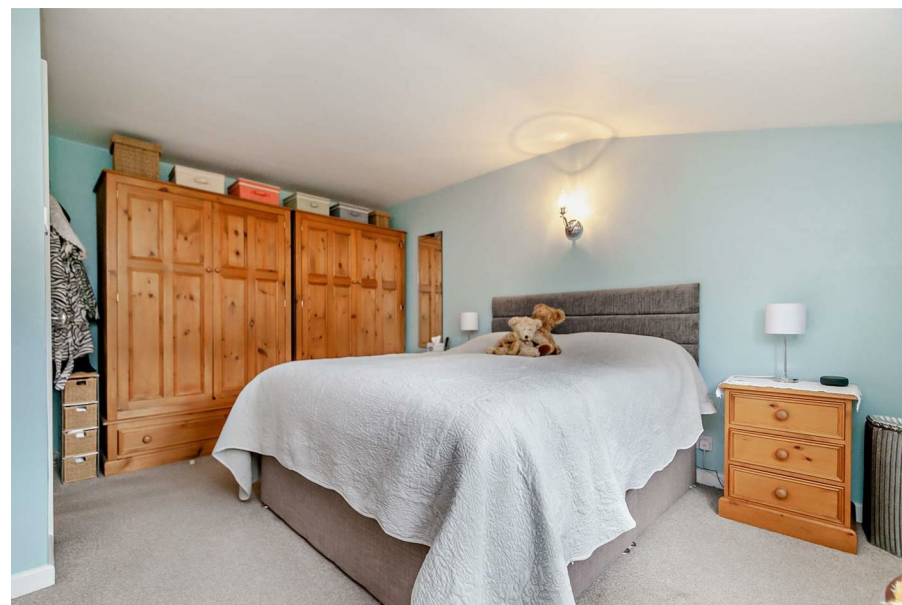
BEDROOM ONE

UPVC double glazed window overlooking the rear garden. Built-in wardrobes. Radiator.

BEDROOM FIVE/STUDY

UPVC double glazed window to the rear. Built-in wardrobe and chest of drawers. Radiator.

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SHOWER ROOM

UPVC opaque double glazed window to the side. Suite comprises: corner shower cubicle with thermostatically controlled shower, wash hand basin with vanity cupboard under and low-level WC. Further laundry cupboards with space for tumble dryer and space and plumbing for washing machine. Recessed spotlights. Partially tiled walls. Chrome ladder style towel rail.

REAR HALLWAY

Previously used as a breakfast room, this room benefits from patio doors leading out to the rear garden. Stairs leading to the first floor with an understairs storage cupboard. Radiator.

FIRST FLOOR

LANDING

UPVC double glazed window to the side. Airing cupboard with hot water cylinder.

BEDROOM TWO

UPVC double glazed dormer window overlooking the rear garden. Under eaves storage cupboard. Radiator.

BEDROOM THREE

UPVC double glazed dormer window to the front. Built-in wardrobes. Radiator.

BEDROOM FOUR

Steps lead into the bedroom from the landing. High level UPVC double glazed dormer window to the front. Under eaves storage cupboard. Radiator.

HOUSE BATHROOM

UPVC opaque double glazed dormer window to the rear. Suite comprises: bath with shower over and glazed shower screen, pedestal wash hand basin and low-level WC. Tiled walls. Radiator.

TO THE OUTSIDE

Stepping through the patio doors, you are greeted by a paved patio seating area, perfect for outdoor dining and entertaining. This space is thoughtfully separated from the rest of the garden by a quaint picket fence and gate, creating a sense of cozy privacy.

Beyond the gate, a lush lawned area awaits, bordered by mature hedges that provide both privacy and a natural backdrop. Adjacent to the lawn is an additional paved patio seating area, offering another delightful spot to relax and enjoy the outdoors.

Green thumbs will appreciate the raised beds, ideal for vegetable planting and cultivating your own garden-fresh produce. A gate conveniently leads to the front garden, which is predominantly laid to lawn, creating a welcoming and expansive green space that enhances the curb appeal of the property.





GARAGE

Single garage with up and over door. 2 x opaque windows and pedestrian access door giving access to the rear garden. At the rear of the garage there is a small workshop/potting shed area. Gas central heating boiler. Power and light.

PARKING

Driveway parking leading to the garage.

SERVICES

Mains Water
Electricity
Drainage
Gas central heating

COUNCIL TAX

Council Tax Band F

PLANNING

We would advise that you visit the NYC Planning Portal for further information regarding local planning permissions.

BROADBAND AND TELEPHONE

See Ofcom checker and Openreach website for more details.

OPENING HOURS

RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m
Friday 9.00 am - 5.00 pm
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.

DIRECTIONS

From our office on North Street drive towards the Clock Tower and turn left at the lights onto the A6108. Take the first turning on the right on to Little Studley Road. Take the second turning on the left into Spring Bank Meadows and the property can be found on the right hand side of the cul-de-sac,

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. It also benefits from a variety of Primary Schools which 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 every 15 minutes for Harrogate and then on to Leeds. For the train, Thirsk is approximately 21 minutes or Harrogate is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 46 minutes travelling distance.





FLOOR PLANS

Farthings, 3 Penny Lane, Ripon
 Approximate Gross Internal Area
 Main House = 162 Sq M/1744 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 190 Sq M/2045 Sq Ft

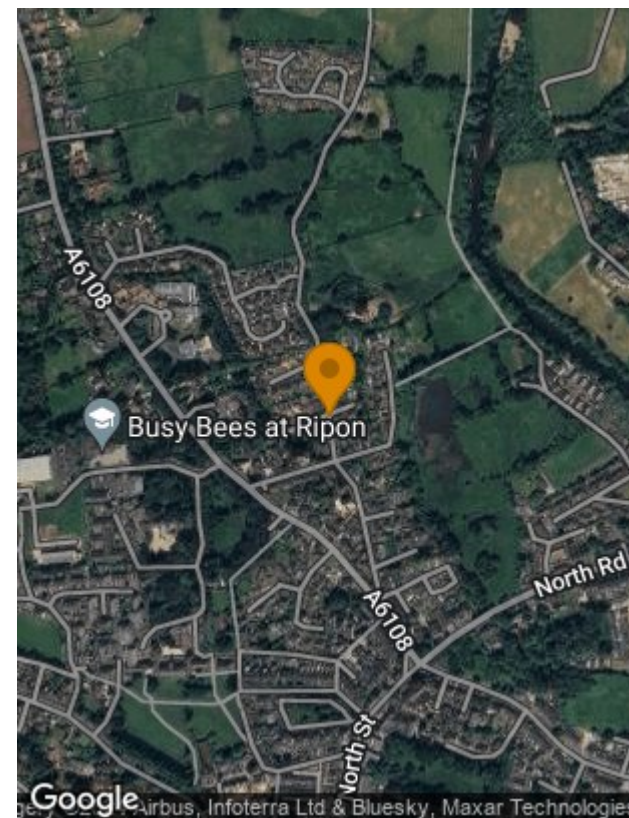


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

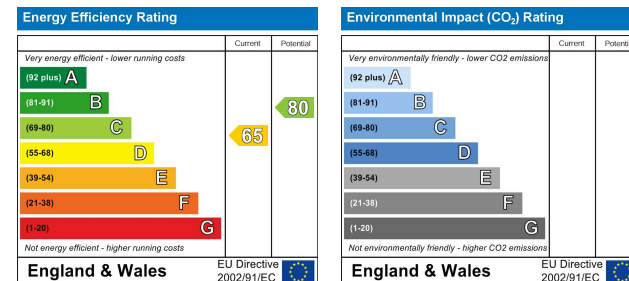
VIEWING

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

LOCATION MAP



ENERGY PERFORMANCE GRAPH



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