



Kingstonia Lodge
Ripon, North Yorkshire, HG4 1RW

A DETACHED BUNGALOW IN NEED OF MODERNISATION SET WITHIN A LARGE PLOT IN A PRIME LOCATION

- Detached Bungalow
- Two Double Bedrooms
- Renovation Required Throughout
- Large Plot with Potential
- Popular Location
- Off Road Parking
- Single Garage
- Guide Price: £425,000

INTRODUCTION

Kingstonia Lodge comes onto the open market for the first time in over 50 years. The property provides a unique opportunity to purchase a large plot in a sought-after cathedral city.

SITUATION

A1(M) 4 miles. Harrogate 11 miles. Thirsk 12 miles. Northallerton 20 miles. York 25 miles. Leeds 39 Miles.

Ripon is a highly desirable Cathedral City that is very accessible to the A1(M). There is a wide range of amenities including shops, cafes and restaurants as well as schools and a range of recreational activities. The larger centers of York, Harrogate and Leeds are within reasonable distance. Strategically the property is well situated on Quarry Moor Lane. It is positioned on the South side of Ripon, with direct access onto the A61.

DESCRIPTION

Kingstonia Lodge is a detached bungalow set in a good-sized plot and nicely positioned in the popular city of Ripon. The property does require renovation throughout. However, it has the potential to create a fantastic property, which will appeal to a number of buyers.

Internally, the property is entered into via the kitchen which provides access to the rest of the accommodation. The sitting room which mirrors the kitchen is well proportioned and currently features a gas fireplace with views over the large garden. Across the hallway, which benefits from a door to the rear garden is the two bedrooms, both of which are a double.

The bathroom comprises of a walk-in shower, W.C and basin.



The property offers great potential to increase the currently living accommodation by an extension to the rear subject to gaining the correct planning permission.

Externally, the property features a large rear garden extending to 0.20 acres, which is nicely privatised by mature trees and hedging. To the front of the property is a gravelled driveway which is suitable for parking a number of vehicles. The plot also features a single garage. In view of the strategic location and size of the site between two established roads, it offers scope and immediate potential for redevelopment (subject to planning).

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

TENURE

Freehold with vacant possession.

COUNCIL TAX

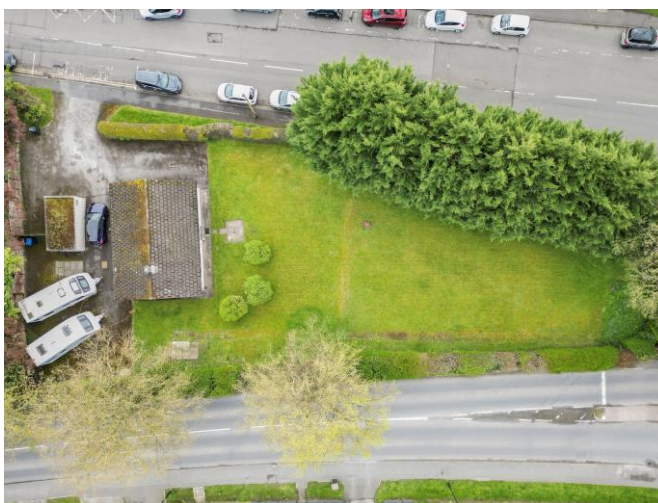
Band E.

SERVICES

Mains electricity. Mains Gas. Mains Drainage.

LOCAL AUTHORITY

Harrogate Borough Council, Civic Centre, St Lukes Avenue, Harrogate HG1 2AE. TEL: 01423 500600



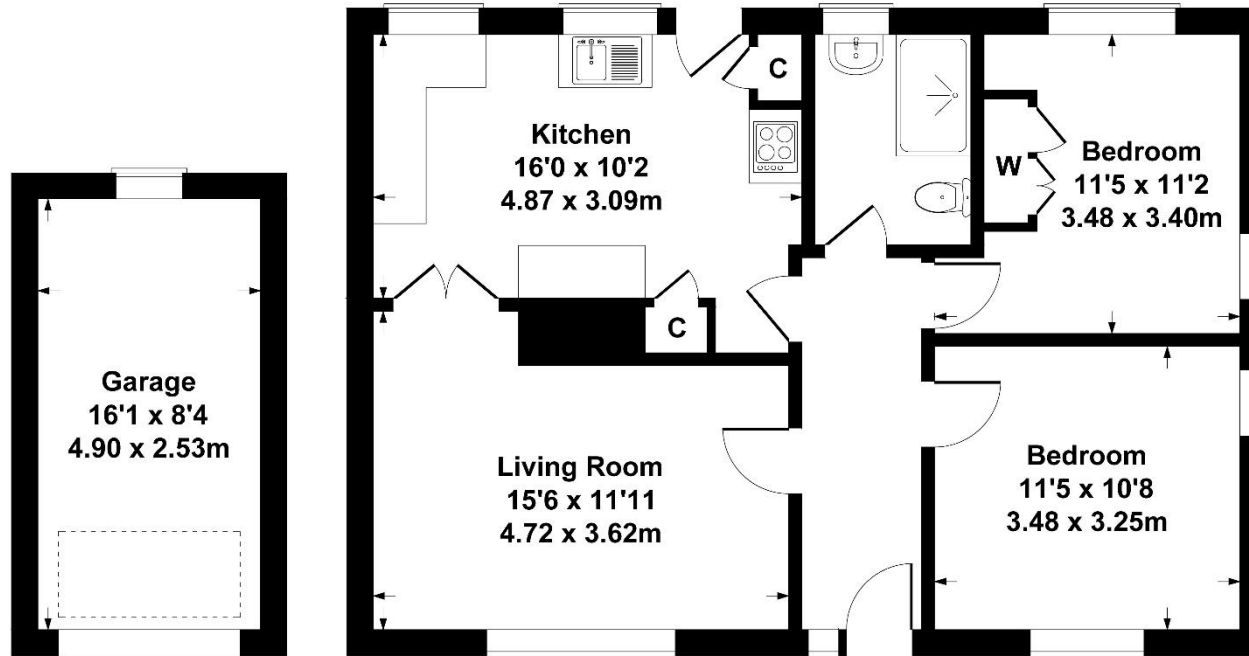
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Approximate gross internal area

House 67 sq m - 721 sq ft

Garage 12 sq m - 129 sq ft

Total 79 sq m - 850 sq ft



GARAGE

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		