



Skellbank, Ripon, HG4 2PT

£284,500

  
estate agents

01765 608203  
solopm.com

## Skellbank, Ripon, HG4 2PT

An excellent semi-detached house occupying a delightful, non-estate, position opposite the southern entrance to Spa Gardens and a short stroll from Ripon's historic market place. With excellent amenities, schools for all ages and delightful countryside walks nearby, the location is sure to appeal to buyers who value accessibility and convenience.

The house takes full advantage of its position, enjoying green aspects towards Spa Gardens from the front and a favourable southerly orientation at the rear, allowing plentiful natural light to complement the neutral décor and flowing configuration. The double doors leading from the dining kitchen to the garden add a valuable sense of space and light during winter months and an enjoyable link with the outdoors on warmer days.

Our client's decision to downsize, after enjoying the home for many years, creates a rare opportunity in the current market for discerning buyers who are looking for a manageable property in a convenient Ripon location. There could also be an exciting opportunity to re-configure or extend the existing layout to suit personal requirements, subject to any planning or building regulation consent that may be needed.

**SOLO SAY:** Combining typical design characteristics from the era, including good proportions and light, airy accommodation, this lovely home provides well-balanced and versatile living space perfect for the needs of couples or families, working from home or entertaining.





The hallway provides a useful cloaks/storage cupboard. The well-proportioned sitting room projects a light and restful ambience with a window to the front and stairs to the first floor with under-stairs cupboard.

The dining kitchen is the centre-piece of the home, providing a dining area with double doors leading outside and allowing natural light to flow inside. The kitchen offers an attractive range of units including plenty of storage and work-space together with a range of integrated appliances.

On the first floor, bedroom one has a window to the rear and a fitted wardrobe, bedroom two has a window to the front and a fitted wardrobe, bedroom three has a front window and a built-in cupboard. The bright house bathroom presents a white suite including a bath with shower over, vanity unit wash basin and heated towel rail.

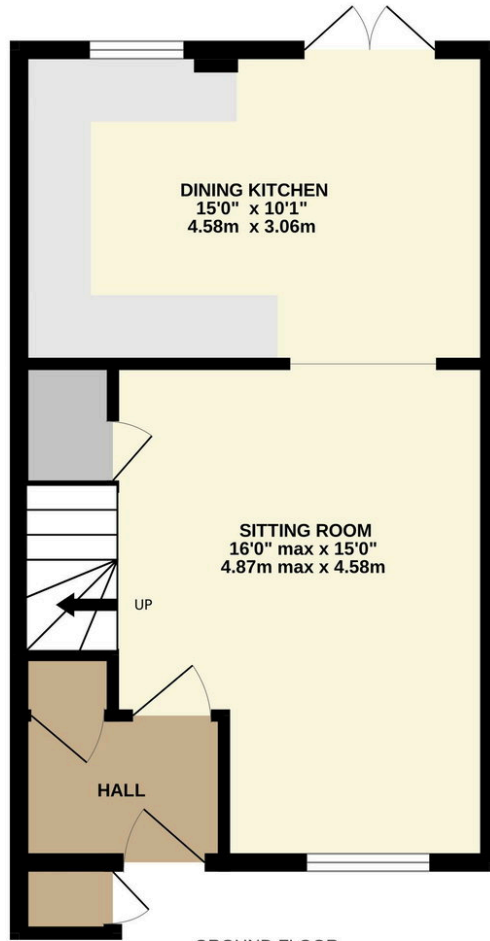


There is a neat lawn to the front with gated pathway to the front door and useful outside store. The enclosed rear garden benefits from a southerly orientation and a pedestrian gate at the rear leading to a shared drive where there is a parking space and single garage in a block.

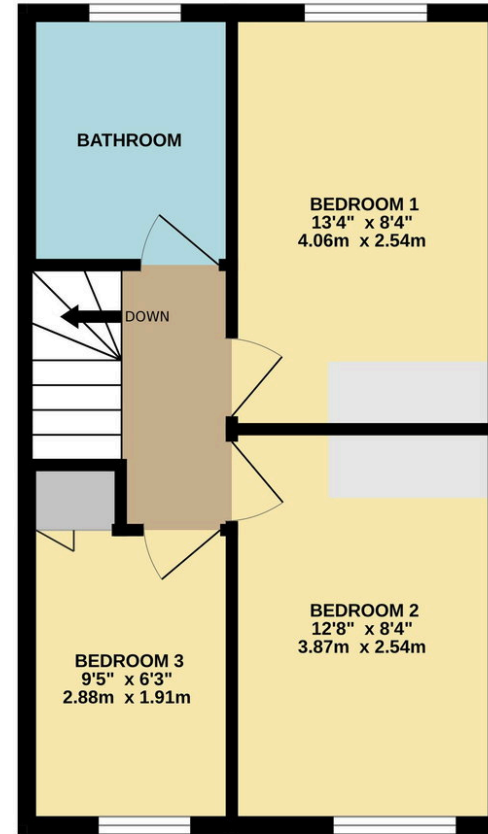
A prime location by any measure, the house occupies a delightful position set back from the leafy thoroughfare of Skellbank, opposite the southern entrance to Spa Gardens. The convenience of being moments from the picturesque market place will please those who want to make the most of a choice of welcoming cafés and restaurants.

Ripon has a vibrant community and the historic centre retains a pleasingly traditional atmosphere with shops of all sizes, from small independents to supermarkets. The city offers excellent schooling for all age children, including the renowned Ripon Grammar, together with first class sporting, leisure and travel options.





GROUND FLOOR



1ST 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.  
Made with Metropix ©2026

**01765 608203**

SOLO PROPERTY MANAGEMENT LTD

Visit our showroom at 13 Fishergate, Ripon, HG4 1EA

EMAIL

Info@solopm.com

www.solopropertymanagement.com

