



Vyner Street, Ripon, HG4 1QJ

Price: £219,950


estate agents

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solopm.com

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A fantastic three storey end of terrace period home, occupying an established position in this well-regarded neighbourhood to the south of Ripon city centre, conveniently placed for local amenities, riverside walks and various travel options.

Standing proudly at the end of a row of three-storey houses, this particular property benefits from a unique layout with the front door at the side allowing the best use of space inside. The beguiling and deceptive external appearance tells only part of the story and inquisitive potential buyers are in for a treat when they look inside. Those who value space and versatility will be especially impressed by the generous proportions which translate into most welcoming, practical and versatile living space with a light and airy atmosphere.

During their tenure, the vendors have enhanced the appeal with a raft of improvements including a stylishly refitted kitchen and a contemporary downstairs shower room. These tasteful additions compliment the tasteful décor and period features throughout to create a fabulous home. The property now boasts superbly presented accommodation over three floors with the benefit of sealed unit double glazing, gas central heating, a new 'combi' boiler fitted in 2024 and thermostat radiators.

SOLO SAY: Displaying typical characteristics from the late Victorian and early Edwardian periods, this lovely home has stood the test of time and retains a pleasingly authentic charm. The house is a credit to the vendors who, after enjoying the house for several years, are moving on to pastures new.





Stepping from the hall into the sitting room reveals elegant proportions that are so typical of the period, two front windows and a lovely focal point fireplace. The dining kitchen provides a sociable space for families or entertaining, offering an attractive range of modern units with plenty of workspace and storage, range style cooker, integrated dishwasher, fridge and freezer. Unusually for a property of this type, there is a utility room and a beautifully appointed downstairs shower room with a white suite and shower cubicle.

On the first floor, there is a spacious double bedroom with a window to the front and a period, ornamental fireplace. Bedroom three at the rear also has an ornamental fireplace and built in wardrobe. The delightful split-level bathroom is a most charming feature and presents beautifully.

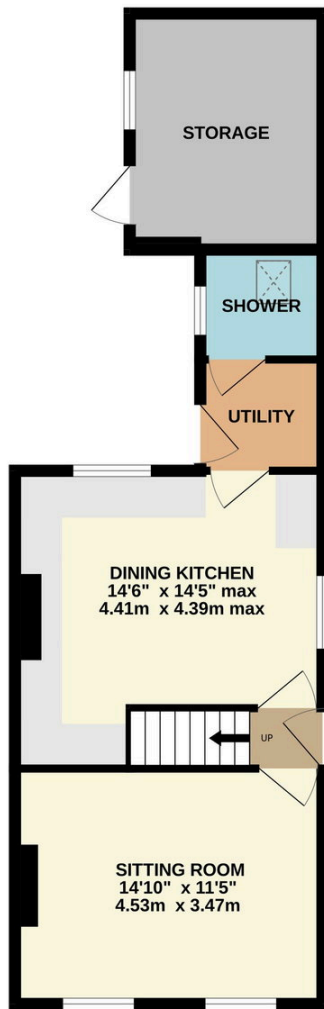
There is a further generously proportioned double bedroom on the second floor having window to the side and access to an under eaves area providing additional storage space, currently being used as a walk-in wardrobe and a small study/office.



To the rear of the property there is a pleasant and enclosed rear yard with Astro-turf for ease of maintenance and enjoying a southerly aspect. There is a useful outside store.

The property occupies a lovely setting in this well established residential area so conveniently placed for Ripon city centre which provides a wide range of shops, restaurants and services around the historic market place. There are first class leisure and sporting facilities in the area and delightful walks nearby along Ripon canal and the river Skell. Ripon benefits from excellent transport links with regular bus routes and an excellent local road network.

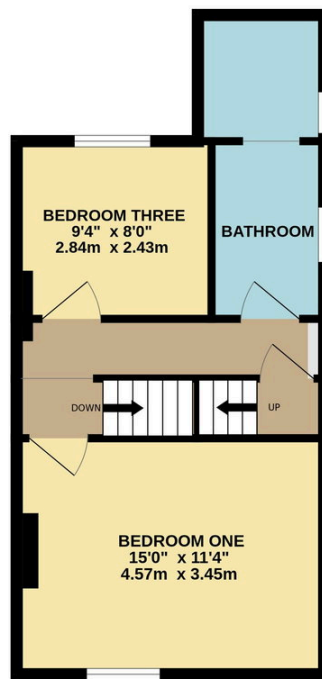




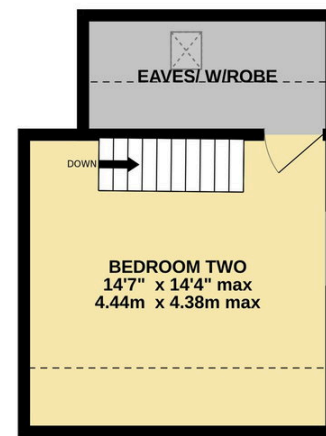
GROUND FLOOR

FLOORPLAN. VYNER STREET.

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.
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1ST FLOOR



2ND FLOOR

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