



Cedar Close, Ripon, HG4 2PQ

£179,950 No Chain

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A spacious mid-terrace home occupying an established position in a popular residential area conveniently placed for excellent local amenities, primary schools and travel options. Offered to the market chain free.

SOLO SAY: A perfect example of why demand for post-war houses remains so strong, offering a spacious, adaptable base to create a modern home.

This particular property offers excellent value and is ready to impress with excellent proportions, big windows, good garden and a single garage at the rear. These typical attributes ensure the house has wide appeal and the potential for some modernisation allows possibilities to add your own tastes and requirements.

Occupied by the same family since it was built, the sale represents the end of an era but an exciting opportunity for the successful buyer to create their perfect home.





With gas central heating and double glazing the house briefly comprises: entrance hall with stairs to the first floor, spacious sitting room with feature fireplace and a good size kitchen offering a modern range units with plenty of storage and work-space together with integrated appliances and access to the useful under-stairs cupboard.

On the first floor: Roomy landing with access to the loft, bedroom one with front window, bedroom two with window to the rear and bedroom three with front window and fitted cupboard over the stairway, bathroom and separate toilet.



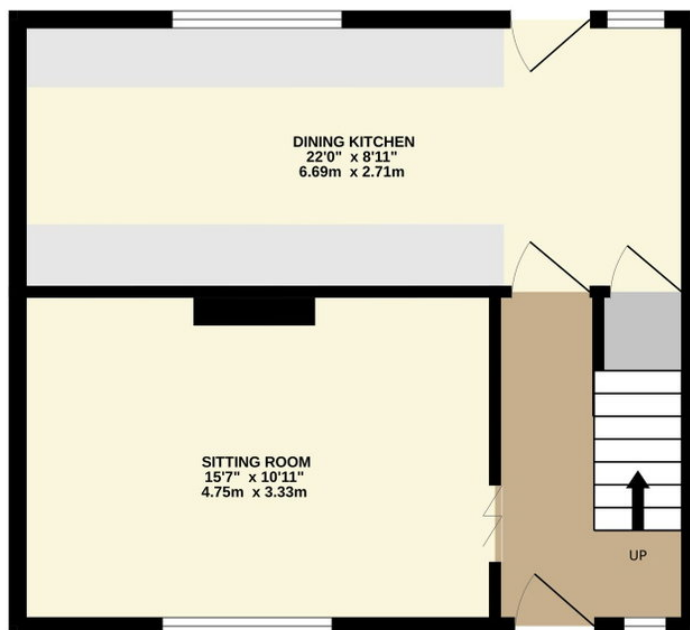
To the front there's a good size lawned garden. At the rear there's an enclosed yard and a single garage.

The property occupies an established position on Cedar Close which is a typical example of 'Radburn layout' town planning, where houses face each other across a communal central green. This popular residential area is situated off Harrogate Road on the south side of Ripon city and is conveniently placed for schooling, local shops, Morrisons supermarket and walks into the surrounding countryside.

Ripon city centre is a short drive, walk or bus ride away and offers a wide range of every-day amenities and shops situated around the historic and picturesque market place. There are excellent leisure and sporting facilities and various activities in the surrounding area.

Ripon is well placed for transport connections with first class bus services and links to the A1(M) and A19.





GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 866 sq.ft. (80.4 sq.m.) approx.

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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