



Holmefield Crescent, Ripon, HG4 1RX

£220,000 No Chain

The logo for SOLO estate agents, featuring a white heart icon above the word "SOLO" in a bold, white, sans-serif font, with "estate agents" in a smaller, white, sans-serif font below it.

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## Holmefield Crescent, Ripon, HG4 1RX

A charming, traditional mid-terrace home occupying an established position in a popular residential area conveniently placed for excellent local amenities, primary schools, Ripon's flourishing city centre and travel options.

This excellent property is offered to the market for the first time since 1999 and offers great value for a wide range of buyers who appreciated the revered characteristics of the style, including excellent proportions, big windows and a generous sized garden plot.

Preserved largely in its original configuration, the house has a delightfully authentic character and the deceptive accommodation, complemented by ample natural light, creates a pleasingly spacious, bright and practical home. Discerning buyers will appreciate the undoubted potential to modernise, reconfigure or even extend the existing layout to suit their personal requirements, subject to any necessary consents.

**SOLO SAY:** Post-war demand for housing created a 'golden age' of council property, transforming townscapes across Britain. Thanks to the typical attributes of light, space, and integrity, the appeal has stood the test of time and, generations later, these properties remain in high demand.





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, separate dining room with cupboard housing the boiler, kitchen offering a practical range of units with plenty of storage and work-space.

On the first floor: roomy landing with access to the boarded loft space with fold down ladder, radiator and light, bedroom one with rear window, bedroom two with front window and cupboard, bedroom three with front window and cupboard, and a house bathroom.



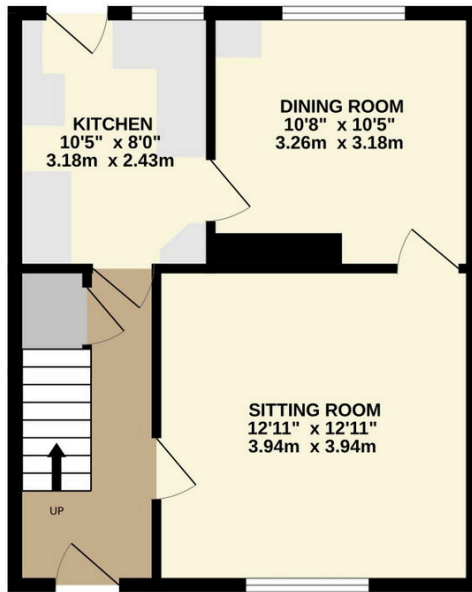
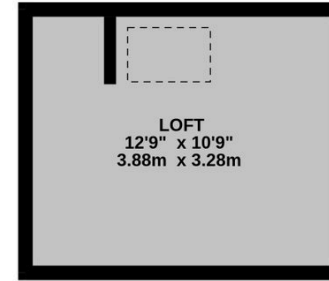
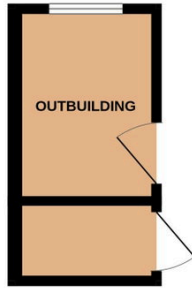
To the front there's a gravelled driveway with gated access. At the rear there's a generously sized, approx. 75 ft. (23.16m) long garden with a brick outhouse providing storage.

The property occupies a delightful and well-established position in a popular residential area on the south side of Ripon city which is conveniently placed for schooling, local shops, Morrisons supermarket and walks into the surrounding countryside.

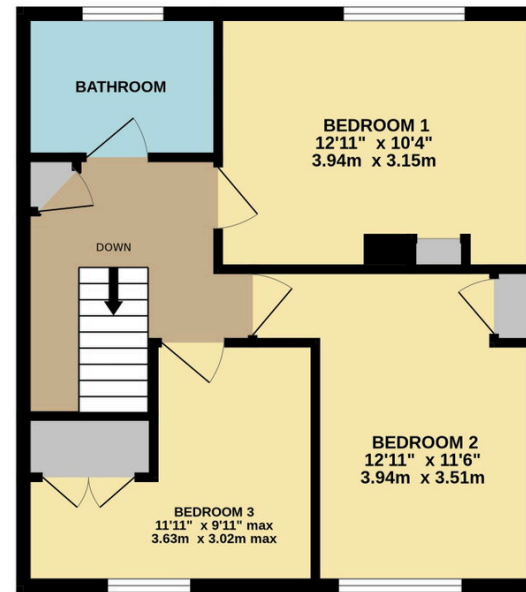
Ripon city centre is a short drive, walk or bus ride away and offers a wide range of every-day amenities and shops situated around the historic and picturesque market place.

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

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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SOLO PROPERTY MANAGEMENT LTD

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

EMAIL

Info@solopm.com

www.solopropertymanagement.com

