



AI enhanced

Woodland Place, Ripon, HG4 1ZF

Price: £535,000


estate agents

01765 608203
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A rare opportunity in the current market, this striking modern home combines turn-key comfort with life-ready style and enjoys a commanding head of cul-de-sac position on this prestigious development where you can enjoy a stroll into Ripon or explore the surrounding countryside.

Constructed in 2016 by luxury house builder Kebbell Homes, this bespoke small development is a lesson in astute design, comprising a small number of premium homes arranged around open green spaces and mature trees to create an air of privacy and exclusivity that most modern houses cannot match. This particular house forms half of a stunning pair of semi detached homes with a timeless, Victorian-inspired front elevation of imposing proportions.

The distinguished façade translates into almost 2000 sq. ft. of most generous and flexible accommodation arranged over three floors, offering great versatility for families. The configuration promises an effortless lifestyle and includes light-filled, sociable living space together with thoughtfully resolved bedrooms and beautifully appointed bathrooms. The house is superbly presented throughout and complemented by crisp contemporary finishes and high specification fittings.

SOLO SAY: Timeless design, space, versatility and energy efficiency in an exclusive setting... could this be your perfect family home?



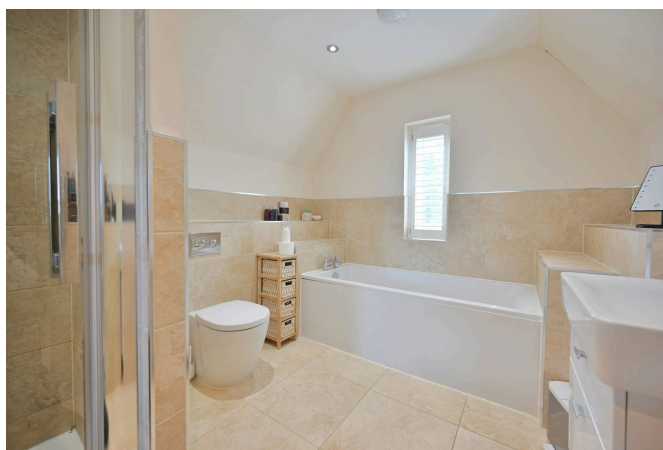


Step into the welcoming entrance hall and you'll find a usefully large storage cupboard, stairs to the first floor and downstairs WC.

The elegantly proportioned sitting room features a wall of bespoke fitted furniture and a wide window with a lovely aspect to the front.

The stunning centre-piece of the house is the open-plan living/dining kitchen, combining sociable space to relax with ergonomic practicality, ideal for families or entertaining and linking seamlessly to the garden. The superbly appointed kitchen features an extensive array of quality units with ample storage and preparation space together with a central island and a range of integrated appliances.

Exploring the first floor reveals a spacious landing, guest/bedroom two with fitted wardrobe and en-suite shower room, two further double bedrooms both with fitted wardrobes, a luxuriously appointed house bathroom and a thoughtfully positioned laundry room with fitted units.



The magnificent principal bedroom suite occupies the entire second floor, featuring sumptuous proportions, a range of built-in wardrobes and a high-specification en-suite bathroom.

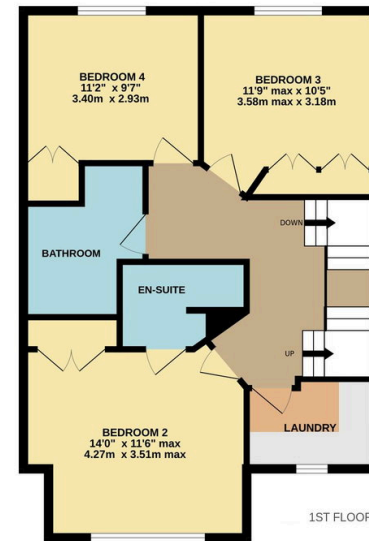
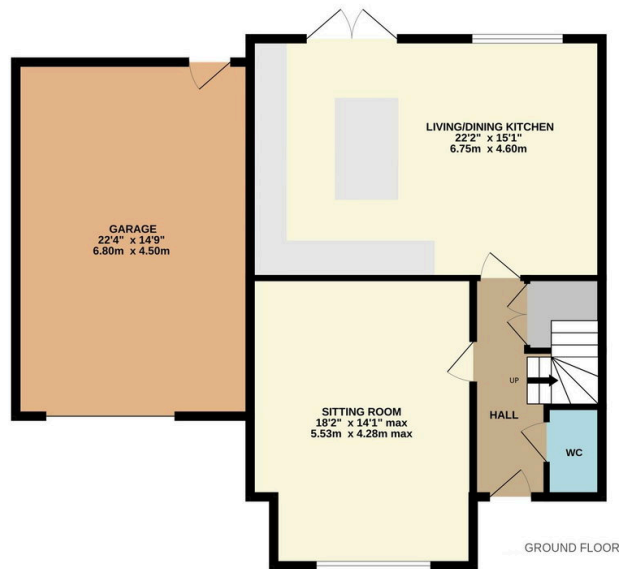
A block-paved drive provides parking for two cars and leads to a substantial size garage, 22'4" x 14'9" (6.8m x 4.5m) with electric door, currently used as a gym. There is a good size garden to the rear with patio and lawn areas.

An impressive entrance off Harrogate Road leads into Woodland Place, a private road sweeping through communal green spaces and mature trees. The development is in a sought-after residential area on the south side of Ripon city and conveniently placed for local shops and schools, 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. The renowned Ripon Grammar is within easy reach and there are excellent leisure and sporting facilities in the surrounding area.

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





TOTAL FLOOR AREA : 2225 sq.ft. (206.7 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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01765 608203

SOLO PROPERTY MANAGEMENT LTD

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

EMAIL

Info@solopm.com

www.solopropertymanagement.com

