



Bridge View Road, Ripon, HG4 1JN

Price: £175,000

  
estate agents

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## Bridge View Road, Ripon, HG4 1JN

This exceptional ground floor flat is a rare opportunity in the current market; occupying a coveted ground floor position, benefitting from direct access to a garden and low running costs, delightfully situated in a quiet cul-de-sac just ten minutes walk from the centre of Ripon. Don't miss out - arrange your personal viewing today!

The property proudly displays typical design attributes from the post-war era including generous proportions, ample natural light and an overall solidity un-matched by new-build properties. Understandably attracted by these characteristics, the vendors embarked on a comprehensive program of updating the flat to meet their requirements, adopting a thoughtful approach with a painstaking attention to detail to create a sumptuous haven with a tranquil and relaxing ambience. The significantly improved specification includes a stylishly appointed kitchen and bathroom together with more subtle improvements for added comfort and enjoyment. The well-planned accommodation provides great versatility for a wide range of buyers and benefits from gas central heating and double glazing throughout.

**SOLO SAY:** A growing family dictates the owner's hard decision to sell and move on to pastures new. Now beautifully appointed and immaculately maintained, this captivating home will no doubt have wide appeal and is sure to impress the most discerning of buyers.

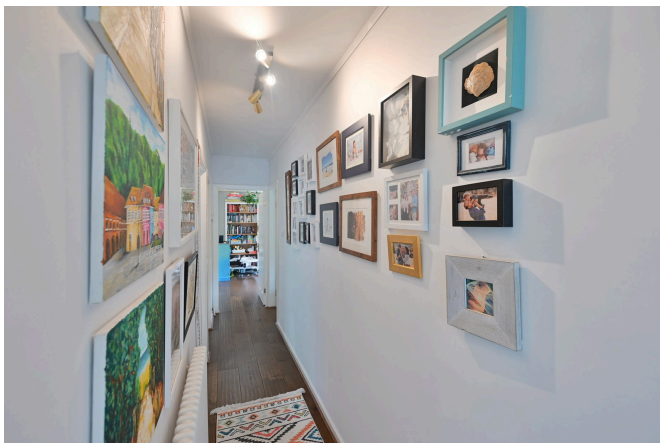




The warmth of an engineered wood floor greets you as you step, via a private front entrance door, into the spacious hall where you'll find space to hang up coats and a usefully large storage cupboard. The 'bonus' room is currently used as an office but could serve other purposes. At the end of the hall, the lovely flooring sweeps into an inviting sitting room where wide double doors maximise natural light and allow effortless indoor/outdoor connectivity.

The dining kitchen is fitted with an attractive range of units with plenty of storage and workspace together with space for a small table and under-floor heating.

Bedroom one has two windows to the front and a deep, recessed cupboard while the good size second bedroom overlooks the rear. An attractive bathroom completes the accommodation with a smart white suite.



For those who enjoy gardening and value spending time outdoors, the stand-out feature of the property will be the garden at the front. Enjoying a favourable aspect and thoughtfully equipped with composite decking, awning and electric wall-mounted heater, this is the ideal area for relaxing or entertaining. There is a further garden at the rear, having a pleasant aspect and useful shed.

The property is situated in a peaceful, non-estate, cul-de-sac on the northern outskirts of Ripon. A pleasant Green at the entrance to Bridge View Road gives this tucked away area a great sense of space and, as its name suggests, views towards the historic Grade II listed North Bridge, one of many historic landmarks in the city. A wide range of shops and services can be found a 10 minute walk or short drive away in the centre of Ripon, and there are numerous supermarkets within easy reach.

The city offers a wide range of schools for all ages and a choice of first class leisure facilities. Commuters and regular travellers can take advantage of the excellent local road network, with the eastern by-pass and links to the A1(M) providing links to the wider region.





GROUND FLOOR

TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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