



Whitcliffe Lane, Ripon, HG4 2LD

£399,950

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A great opportunity to buy this attractive detached residence offering three bedroom, two bathroom accommodation and occupying a prime, non-estate position along this sought-after and convenient lane.... Enjoy a leisurely stroll into Ripon, catch a bus to Harrogate or a countryside walk in the nearby Hell Wath nature reserve. Offered with no onward chain.

Set back from the road behind a mature hedge and lawned garden, the property immediately impresses as you approach the wellbalanced, double fronted façade. Stepping inside reveals an elegant and inviting haven of versatile and bright accommodation where soothing colour palettes complement the ample natural light.

The flowing layout includes a fabulous open-plan living/dining and kitchen where connectivity to the garden adds to the appeal. The flexible and practical configuration is ideal for the modern lifestyle and equally compatible for families, entertaining or simply enjoying the surroundings.





A spacious entrance hall welcomes you and there is a useful downstairs WC. The wellproportioned sitting room projects a calm and restful atmosphere and features an Optimyst water vapour fireplace.

The open-plan living/dining and kitchen forms the centrepiece of the house, offering versatile options for a variety of living styles together with a sociable, bright and well appointed kitchen.

On the first floor, bedroom one has a range of recessed wardrobes and benefits from a dressing room and en-suite shower room, there are two further bedrooms and a stylish house bathroom with Jacuzzi bath and inset wall TV.



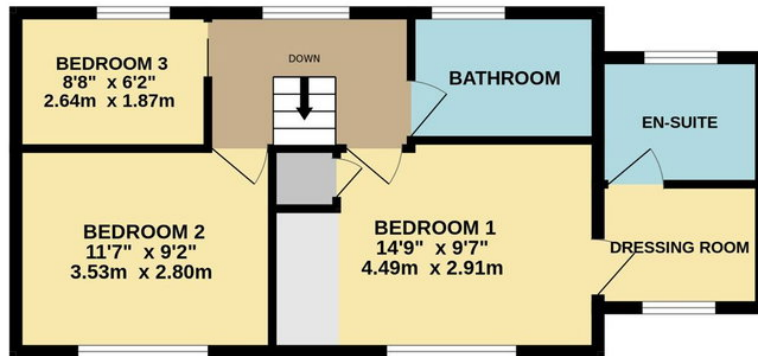
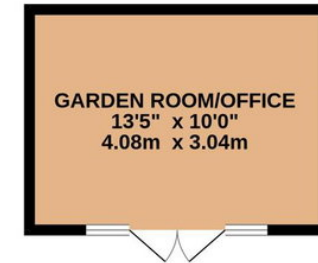
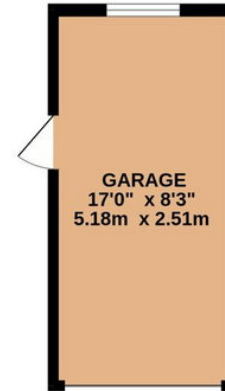
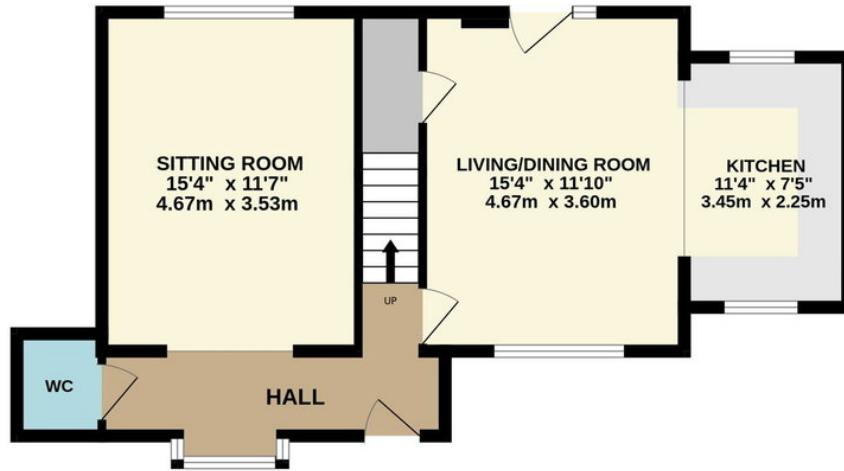
Shielded from the road by a mature hedge, the front garden offers a welcome degree of privacy and good size lawn. The sheltered back garden reveals another good size lawn, decked patio area and a superb, fully insulated garden office by Dunster House with power connected, ideal for a wide range of purposes.

Long-regarded as one of the city's most sought-after addresses, Whitcliffe Lane lies in an established residential area conveniently placed for countryside walks, local shops, a Morrisons supermarket and excellent bus routes with regular services to Harrogate and Leeds.

The historic city centre offers a wide choice of shops and amenities situated around a picturesque market place. There are excellent schools including the renowned Ripon Grammar and first class sporting and recreational facilities. Regular travellers and commuters will appreciate the ease of access to the regional road networks, bus routes and railway stations at Thirsk and Harrogate.



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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