



Magdalens Road, Ripon, HG4 1HT

£219,950 No Chain

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An exciting opportunity to acquire one of Ripon's distinctive period homes, occupying a fine elevated position with green aspects to the front and back giving a distinctly semi-rural flavour to the surroundings and belying the convenience of being a few moments walk from the flourishing city centre and many countryside walks.

This particularly honest example retains a great sense of history and represents a blank canvas for a complete program of renovation and modernisation to suit the requirements of the successful buyer. There could also be an opportunity to reconfigure, remodel or extend the existing configuration, subject to the necessary consents.

The property already benefits from gas central heating and double glazing throughout. Available with no onward chain, we recommend an early viewing.

SOLO SAY: Renowned for elegant design, space and natural light, Edwardian houses compare favourably with much newer homes and remain a great choice for a wide range of discerning buyers. Offered for sale for the first time since the mid-1970s, this much-loved property now offers an exciting opportunity for the new owner to create a delightful home in a prime location.





A hallway leads to the two co-joining reception rooms where the generous proportions allow myriad living options and the bay front window enjoys charming elevated views towards the park.

The kitchen features an older range of units but plenty of opportunity to modernise and reconfigure.

On the first floor, the roomy landing has a useful airing cupboard. Bedroom one is a great size and has built-in wardrobes and windows to the front with a delightful aspect.

There are two further bedrooms and house bathroom.



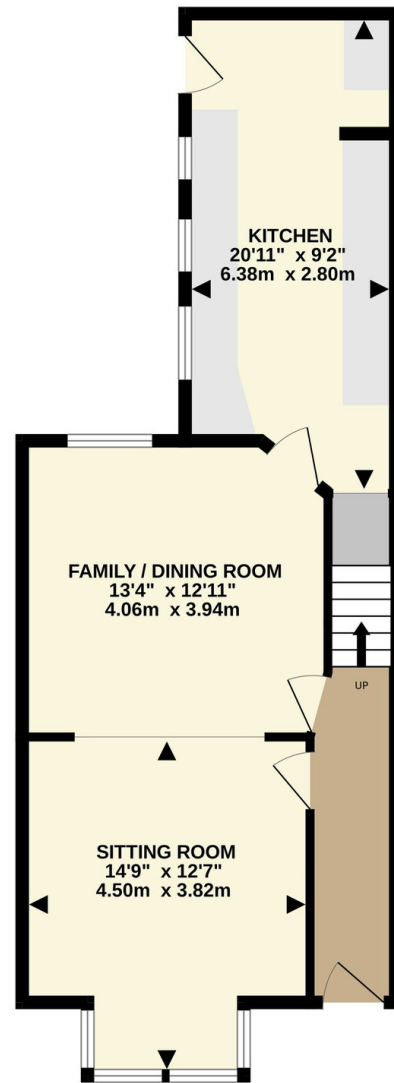
The property occupies a commanding elevated position and pathways lead through a good size front garden to the house. The garden continues to the side and widens to form a pleasant area at the rear with paved areas and a deep border containing a variety of plants.

There is a lean-to shelter attached to the house, an outside WC and old garden shed.

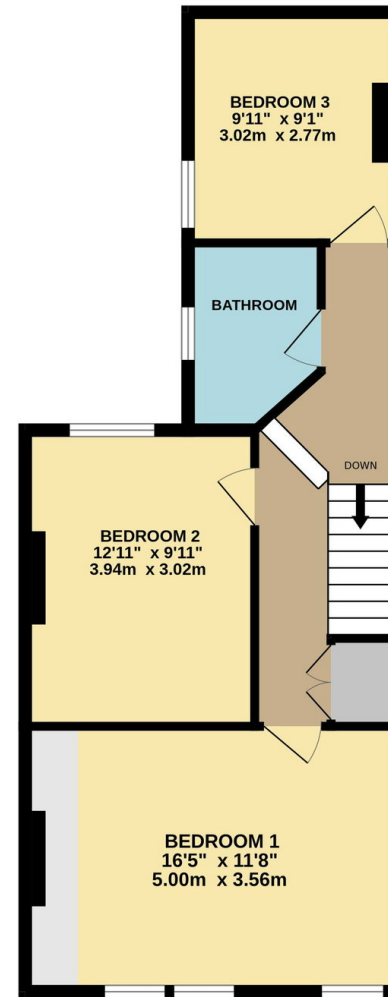
Magdalens Road lies in a delightful location on the north-eastern edge of Ripon close to open countryside and lovely walks along the River Ure. There is a Mark and Spencer food hall and Aldi supermarket in close proximity. Ripon city centre is within walking distance and provides a wide choice of shops, services, restaurants situated around the picturesque market place.

There are excellent schools and sporting facilities in the area and the property is well placed for travel throughout the region, as the local road network connects with the A1(M).





GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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