



Oak Road, Ripon, HG4 2NA

£210,000 No Chain

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An excellent mid-terrace home occupying an established position in a popular residential area conveniently placed for countryside, local amenities, primary schools and travel options.

The property occupies an advantageous position along Oak Road, with a grassed area and mature trees at the front adding welcome greenery and open space to the environment.

The house has been thoughtfully improved and re-configured over the years and now offers a pleasing combination of versatility and practicality to satisfy the demands of the modern lifestyle. The sociable living space flows beautifully, providing ideal space families, quiet relaxing or convivial entertaining and linking to a pleasant, enclosed garden at the back. The house benefits from a well-designed loft conversion which has been used as a bedroom by the owners but does not have a modern compliance certificate.

With a refreshingly honest charm and authentic character, this typically spacious, bright and welcoming home could have wide appeal and we are pleased to recommend a personal viewing.

SOLO SAY: Thanks to the typical attributes of good proportions, space, and solidity, the enduring appeal of post-war housing has stood the test of time and, generations later, they understandably remain in high demand.





Gas central heating and double glazing. An entrance hall with stairs to the first floor leads into the spacious sitting room with feature log-burner and window to the front.

Double doors lead into the attractively configured dining kitchen which flows seamlessly to a garden room, offering various sitting and dining options. The well-planned kitchen offers an ergonomic range of units with plenty of storage and work-space together with integrated appliances.

A separate utility room adds practicality and provides space for more appliances and leads to a downstairs shower room.

On the first floor there are two good size bedrooms and a house bathroom. The former bedroom three has a staircase leading to the loft room where there are built in cupboards and two roof-light windows.



A shared pathway leads to the front door and private front garden. At the rear, there is a lovely garden with artificial grass for ease of maintenance together with borders, raised planters a decked sitting area.

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.

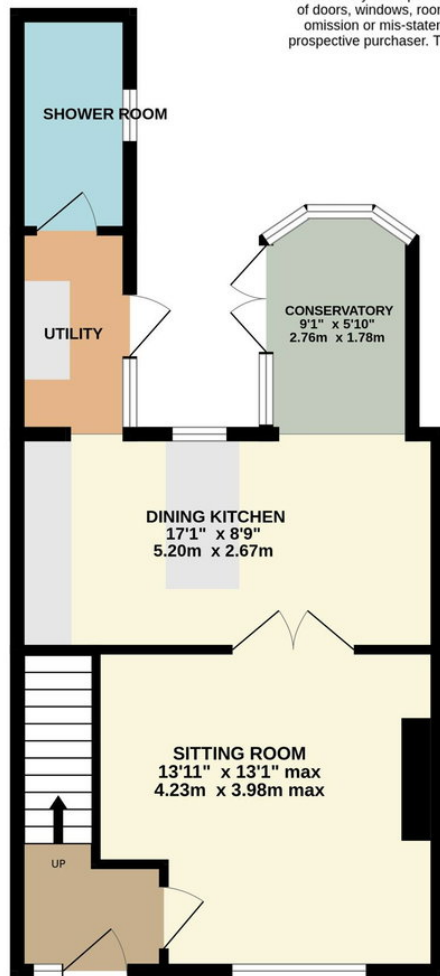
Ripon city centre is a short drive, walk or bus ride away and offers a wide range of every-day amenities and shops situated around the historic and picturesque market place. There are excellent leisure and sporting facilities and various activities in the surrounding area.

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

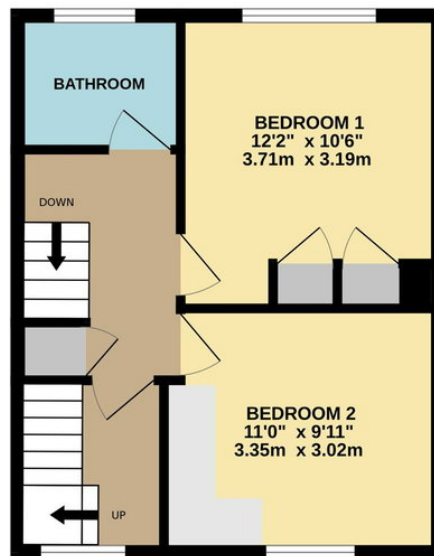


OAK ROAD, RIPON

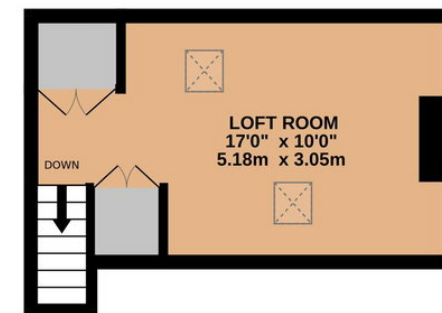
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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