



Skellbank, Ripon, HG4 2PT

Guide Price £155,000



01765 608203
solopm.com

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A rare opportunity to buy this delightful semi-detached residence situated along tree-lined Skellbank in central Ripon, just a few moments from the flourishing market place and a wide range of amenities.

Offered for sale for the first time since 2001, the unmistakable warmth and charm of a cherished home greets you as you step inside. The bright and well-planned accommodation has a cosy ambience and flows beautifully while making the most of the available natural light. Unusually for a house of this size, there are pleasant gardens to the front and back together with a single garage in a separate block.

The house has clearly been well-cared for over the years and is well-presented throughout, including light neutral décor and a smart modern bathroom. Available with no onward chain, the house represents a great opportunity for further modernisation, including the installation of a suitable heating system, and the potential to extend, subject to any necessary consents.

SOLO SAY: Offered for sale for the first time in twenty-five years, this much-loved property now offers an exciting opportunity for the successful buyer to create a home to be proud of in a prime location.





An entrance leads into a well-proportioned reception room with fireplace having gas fire, front window and stairs to the first floor.

The kitchen offers a range of units with storage and preparation space, storage cupboard, space for appliances and door to the garden.

On the first floor, the bright landing leads to the good size double bedroom with two front windows and a cupboard over the stairs.

A smartly appointed bathroom completes the house with a modern white suite.



The house is set back from the road behind a lawned garden with gate and pathway to the front door. A path continues to a side access gate.

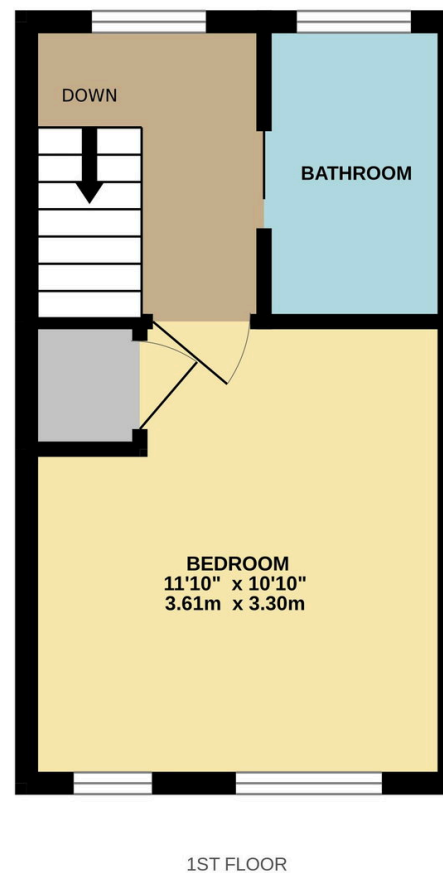
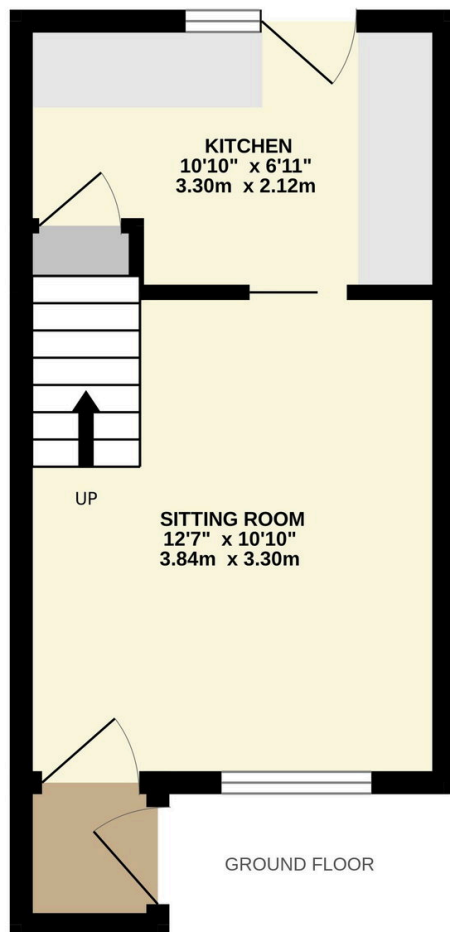
Many prospective buyers will be attracted by the private and enclosed rear garden which enjoys a favourable orientation and provides a paved patio with outside tap, lawn with graceful birch tree.

A path continues along a private alleyway, with secure pedestrian gate, leading to the single garage which is located in a block at the back.

The house occupies a well-established position set back from the leafy thoroughfare of Skellbank, close to Spa Gardens and some lovely countryside walks. The convenience of being moments from the picturesque market place will please those who want to make the most of a choice of welcoming cafés and restaurants.

Ripon has a vibrant community and the historic centre retains a pleasingly traditional atmosphere with shops of all sizes, from small independents to supermarkets. The city offers first class sporting, leisure and regular travellers and commuters will appreciate easy access to the local road network and regular bus services





Skellbank, 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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SOLO PROPERTY MANAGEMENT LTD

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

EMAIL

Info@solopm.com

www.solopropertymanagement.com

