



Whitcliffe Lane, Ripon, HG4 2JN

£295,000

## Whitcliffe Lane, Ripon, HG4 2JN

A most appealing residence offering a great opportunity for young couples, families and professionals to live in a sought-after residential area and take advantage of excellent local amenities, schools for all ages and delightful countryside walks. This traditional and particularly attractive semi-detached home must be personally viewed to be fully appreciated.

A pleasingly evocative façade invites you explore the comfortable and well-planned interior beyond, where ample natural light and attractive features complement the pleasing charm and restful atmosphere.

The house provides great versatility for a wide range of requirements and benefits from gas central heating and double glazing, with the exception of feature leaded windows in the hall and on the landing. Discerning buyers with specific requirements will note the exciting potential to reconfigure or extend the current layout, subject to any necessary planning and building regulation consents.

**SOLO SAY:** The evergreen semi-detached house, in its many iterations, steadfastly remains a mainstay of the property market, attracting buyers who appreciate traditional design, intuitive configuration and an overall feeling of integrity that newer houses cannot match. This particular example proudly displays typical design attributes from the post war era, giving the house a homely and mellow ambience.





A spacious hallway welcomes you and incorporates a useful downstairs toilet. The well-proportioned sitting room features a wide bay to the front, a log-burning stove and a wide opening to the separate dining room. From here you can step into the bright garden room which links to the rear garden.

The light kitchen offers a range of units offering plenty of storage and workspace together with an integrated oven and hob.

On the first floor, the landing has a side window and access to the loft. Bedroom one enjoys a lovely aspect to the rear and features a full-length range of fitted wardrobes. Bedrooms two and three overlook the front and the smart house bathroom completes the accommodation.



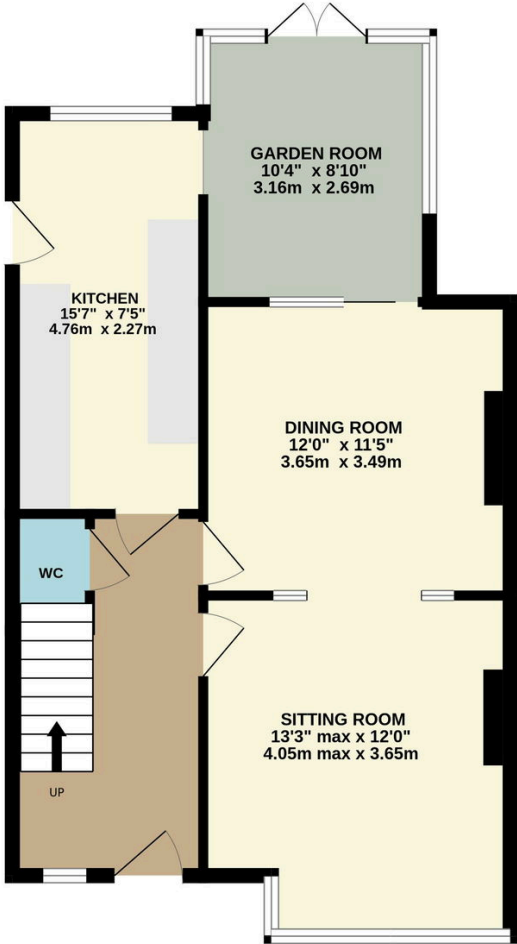
A driveway with gated entrance extends to the side of the house, providing plentiful parking and leading to a detached single garage. There is a lawned garden at the front and a rear garden with generous paved area and small lawn.

The property occupies a delightful, non-estate, position with a lovely rear aspect in a sought-after residential area. The immediate area is well-served by several primary schools, bus services and a range of local shops.

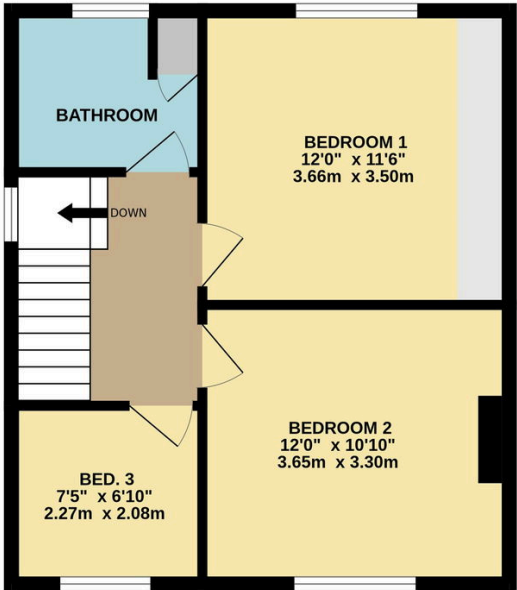
Ripon city centre is within a short walk or drive and offers a choice of shops, everyday services, cafés, restaurants and places of interest situated around the historic and picturesque market place. The city is also home to Ripon Outwood Academy and Ripon Grammar. The property is ideally placed for a choice of countryside walks into Hell Wath Nature Reserve, along the river Skell or towards Fountains Abbey.

Agent's Note: The vendor of this property is an employee of SOLO Property Management Ltd.





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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SOLO PROPERTY MANAGEMENT LTD  
Visit our showroom at 13 Fishergate, Ripon, HG4 1EA

EMAIL  
Info@solopm.com      www.solopropertymanagement.com

