



Whitcliffe Lane, Ripon, HG4 2LD

£399,950 No Chain



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Whitcliffe Lane, Ripon, HG4 2LD

This extended three-bedroom detached home, built circa 1974, occupies a private plot in a sought-after residential area of Ripon.

With generous living space, a large established garden and a separate, fully insulated and powered garden office, the property offers a flexible layout suited to a range of buyers.

There is also potential to extend further, subject to any necessary planning permission and building regulations. The house is offered for sale with no onward chain.

Set back from the road behind a mature hedge and front lawn, the property has a double-fronted appearance and a good degree of privacy.

Inside, the accommodation includes a spacious entrance hall, downstairs WC, separate sitting room and an open-plan kitchen, dining and living area with dual aspect views and access towards the front and back gardens.





The sitting room provides a separate space to relax and features an Optimyst water vapour fireplace. The open-plan kitchen, dining and living area offers space for everyday family life, entertaining and spending time together.

Upstairs, the main bedroom has recessed wardrobes, a separate dressing room and an en-suite shower room. There are two further bedrooms and a family bathroom featuring a Jacuzzi bath and inset wall TV.

Key features

- Extended three-bedroom detached home
- Private plot in a sought-after residential area
- Large, established front and rear gardens
- Potential for further extension, subject to necessary permissions
- Separate, fully insulated and powered garden office
- Open-plan kitchen, dining and living space
- Separate sitting room with Optimyst water vapour fireplace
- Main bedroom with dressing room and en-suite shower room
- Two further bedrooms
- Family bathroom with large Jacuzzi bath and inset wall TV
- Downstairs WC
- Garage and ample driveway parking
- Built circa 1974
- Convenient for local shops, schools, bus routes and countryside walks
- No onward chain.



Outside, the front garden has a lawn and mature hedge, providing privacy from the road. The rear garden is a generous, established space with a lawn and decked patio area.

The separate Dunster House garden office is fully insulated and has power connected, making it suitable for working from home or other uses.

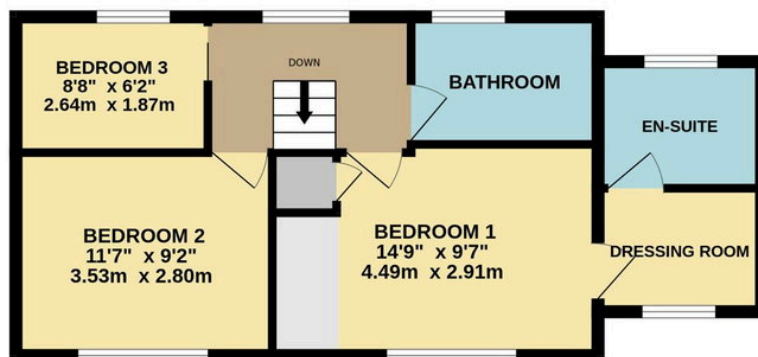
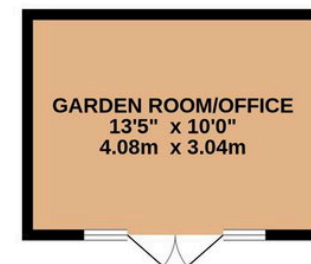
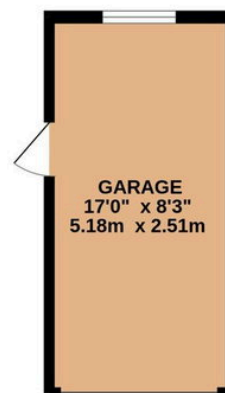
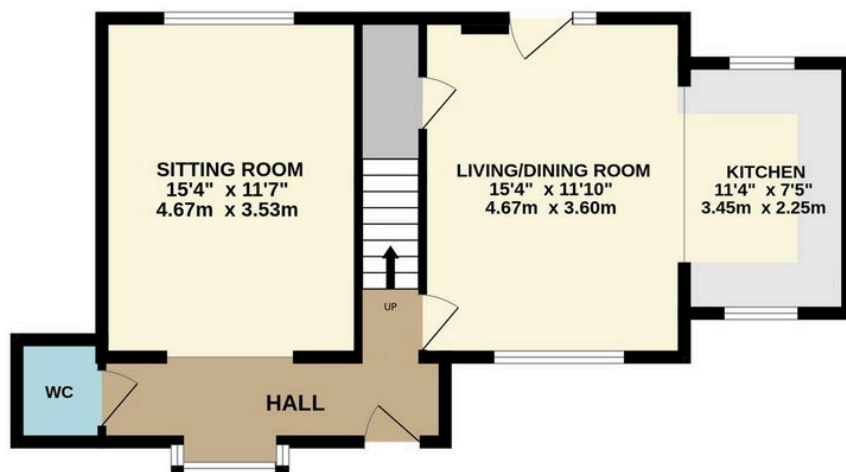
The property also benefits from a garage and ample driveway parking.

Whitcliffe Lane is an established residential area of Ripon, conveniently located for local shops, a Morrisons supermarket, bus services and countryside walks.

Ripon's historic city centre offers a range of shops, cafés, restaurants and other amenities. The property is also well placed for local schools, including Ripon Grammar School, and for access to the surrounding road network. Rail services are available from 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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