



Doublegates Avenue, Ripon, HG4 2TP

Price: £435,000

  
estate agents

01765 608203  
solopm.com

## Doublegates Avenue, Ripon, HG4 2TP

The team at SOLO are proud to offer this significantly enhanced and incredibly deceptive detached family residence occupying an established position on this ever-popular development. With schools for all ages within easy reach and children's play areas, public open space and countryside walks near by, this could be the perfect location for your new family home.

Chosen by the vendors for its attractive design and favourable south-westerly facing garden, the property has been enjoyed for many years and successfully adapted to suit the needs of a growing family and changing requirements. In-particular, the reconfigured, open-plan dining kitchen and thoughtfully designed loft conversion complement the existing design beautifully while introducing stylish, contemporary design themes and greater versatility. The accommodation now offers bright and wonderfully flexible accommodation with five good bedrooms, perfect for the modern lifestyle and equally compatible for families, entertaining or simply enjoying the surroundings.

The house is offered for sale in excellent decorative order and benefits from gas fired central heating (with a new 'combi' boiler fitted in 2024) and solar panels resulting in lower running costs and added efficiency.

SOLO SAY: Offered to the market for the first time since it was built in 2000, the sale of this much-loved property represents the end of an era and a rare opportunity for the more discerning buyer to acquire a life-ready home in a desirable setting.





Stepping into the welcoming hallway reveals a roomy cloaks/WC and a door leading into the cossetting sitting room with lovely bay window to the front. The open-plan living/ dining kitchen forms the stunning centre-piece of the house, comprising a stylish and ergonomically designed kitchen with plentiful work areas and integrated appliances, breakfast bar and ample space for a dining table and chairs.

A delightful garden-room provides additional space to relax and link to the rear garden.

On the first floor, bedroom two has the luxury of integral fitted wardrobes and a smartly appointed en-suite shower room, there are two further double bedrooms, a single bedroom or office, and a house bathroom.

The second floor reveals a spacious and intentionally luxurious principal bedroom suite with fitted wardrobes, access to additional under-eaves storage space and an en-suite shower room.



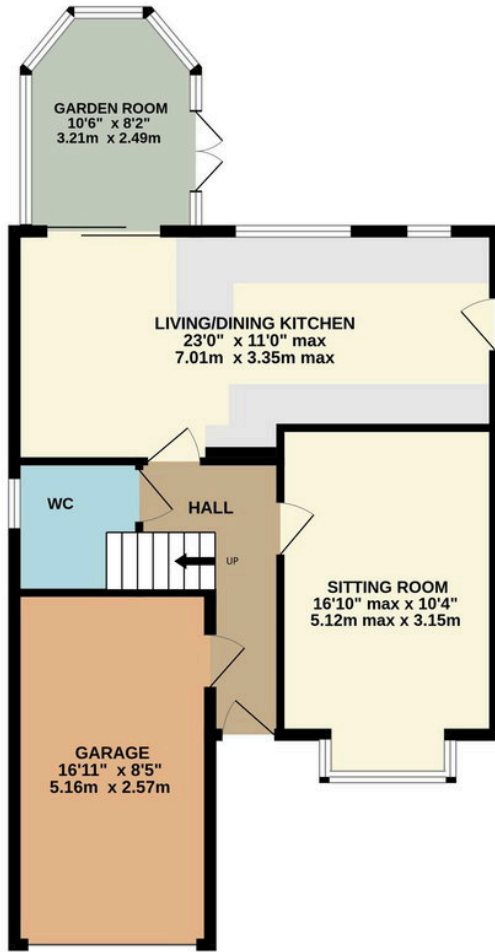
An extended resin-bound driveway provides parking for two cars and leads to an integral garage where there is plumbing for a washing machine. The charming rear garden enjoys a favourable south-westerly orientation and provides a patio area, lawn and wide decked seating area with shed.

The house is delightfully located close to some lovely countryside walks and there is a handy local shop nearby. Ripon provides excellent schools for all ages with Ripon Grammar school and Outwood Academy within walking distance.

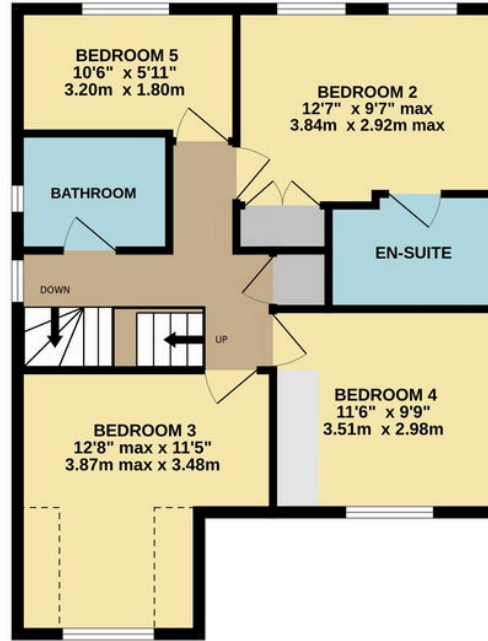
The historic but vibrant and cosmopolitan city centre is within easy reach and provides a comprehensive range of shops and services situated around the picturesque marketplace.

Regular travellers and commuters benefit from myriad bus services and access to local road networks with connections to the A1(M) and A19.

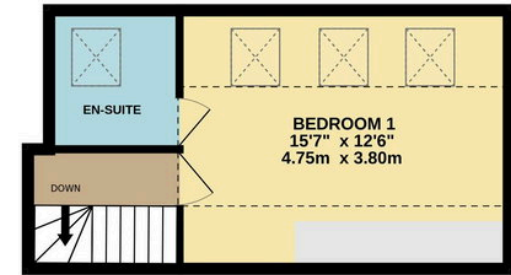




GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



2ND FLOOR  
281 sq.ft. (26.1 sq.m.) approx.

TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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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