



Sandringham Road, Ripon, HG4 1SA

Price: £230,000

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A charming traditional semi-detached home occupying an established position in a convenient and popular residential close to local amenities, including recreation park and leisure centre, and ideally placed for Ripon's flourishing city centre and various travel options.

These excellent properties offers great value for a wide range of buyers who appreciate a home with a more traditional character than a lot of modern offerings. Preserved largely in its original configuration, this particular example reveals bright and well-presented accommodation complemented by distinctive modern features and ample natural light to create a pleasingly spacious, bright and practical home, ideal for modern life. Further benefits include gas central heating, double glazing low maintenance gardens and off-street parking.

SOLO SAY: Thanks to the typical attributes of light, space, and integrity, the appeal of post war houses has stood the test of time and, generations later, they understandably remain highly popular in todays market.





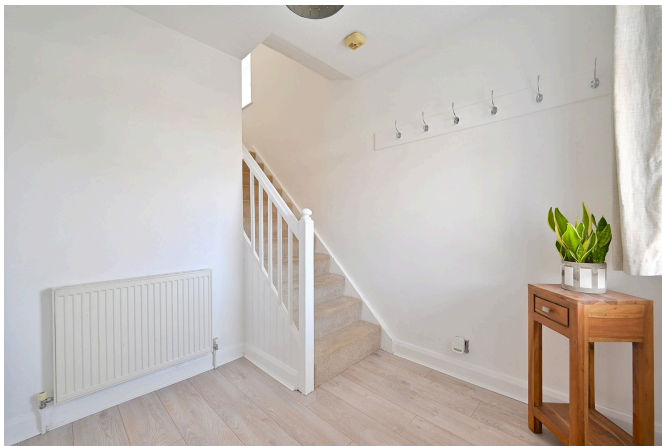
The property comprises a spacious entrance hall with cupboard and stairs to the first floor.

The through reception room offers great versatility for families, with two windows and a contemporary feature fireplace with inset electric fire.

The kitchen has a smart range of modern units with integrated electric oven and gas hob together with space for other appliances and an under-stairs storage area.

On the first floor, the landing has a useful built-in cupboard, bedroom one has a window to the front, bedroom two has a window to the rear and bedroom three faces the front.

A well-appointed bathroom completes the house and includes a bath with shower over.

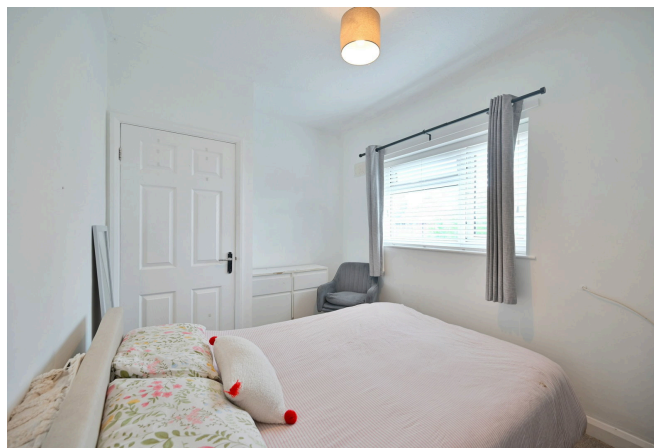


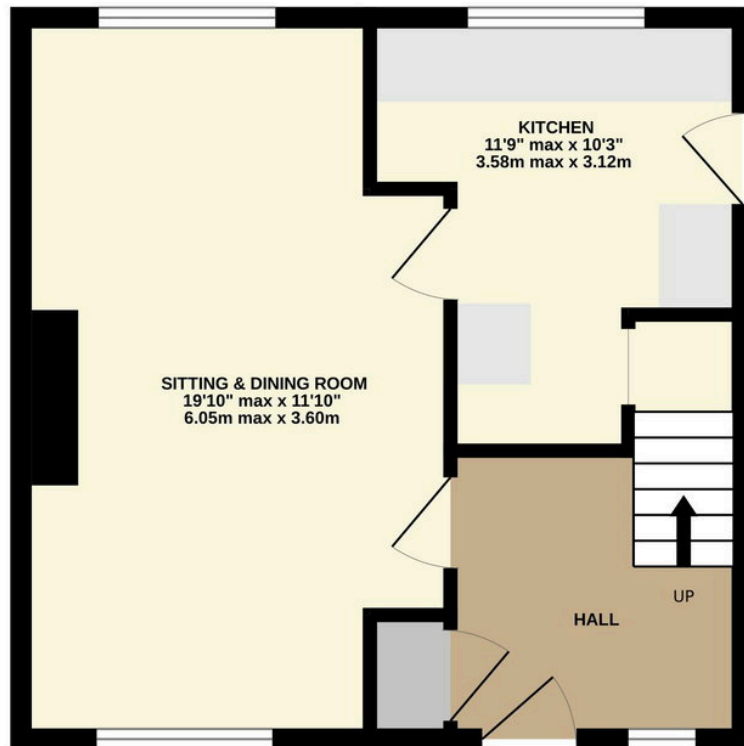
A five-bar timber gate leads to a driveway and there is a easy-care front garden with artificial grass and smart fencing. The low-maintenance theme continues at the rear with the favourably orientated garden having extensively paving with artificial grass area and shed.

The property is delightfully situated in an established and popular residential area close to the park at Grove Lane. The area is supported by an excellent range of local amenities including local shops, leisure centre and regular bus services.

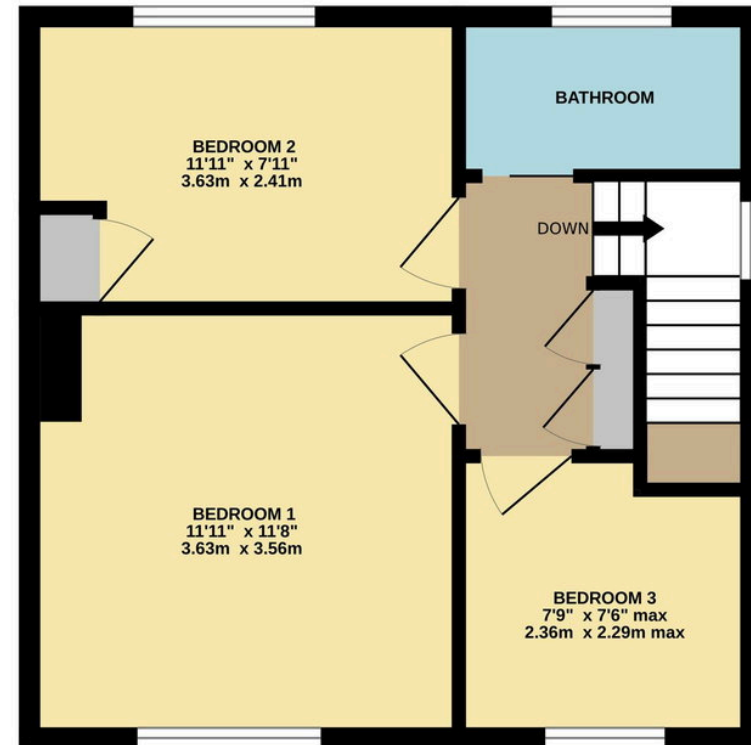
Ripon has a thriving centre with a comprehensive range of shops, cafés, pubs and services situated around the historic market place. There excellent schools for all ages including several primary schools nearby and the renowned Ripon grammar.

The area also provides first class sporting and leisure facilities together with delightful walks into the surrounding countryside. Ripon ideally placed for commuters with the local road network connecting to the A1(M) for travel throughout the area.





GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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