



West Lane, Ripon, HG4 2NP

Price: £485,000



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A rare opportunity to acquire this attractive detached residence occupying a stunning, 'double-size' plot with fantastic outside space in a sought-after and convenient residential area... enjoy a stroll into Ripon, catch a bus to Harrogate or enjoy a countryside walk towards Fountains Abbey.

Attracted by the favourable location and huge potential offered by the generous site, the vendors spotted an opportunity to enlarge the original house and create an ideal family home for their growing family. A substantial, two storey extension, adding approximately 50% more floor space to the original house, created a distinguished and individual home much more befitting the size of the plot.

The re-configured accommodation now offers wonderfully flexible and versatile living space with four good bedrooms, perfect for the modern lifestyle and equally compatible for families, entertaining or simply enjoying the surroundings.

While the house itself is sure to attract a wide range of buyers, the pièce de résistance is the super-size garden which will hold great appeal to families, keen gardeners or those who enjoy the outdoors. More discerning buyers might see the potential to further extend the house to suit their own requirements or use the space to develop an annex or garden room, all subject to the necessary planning approval. If you are looking for a family house in Ripon, we strongly recommend a personal viewing of this fabulous property.





The entrance has access to a downstairs toilet before leading into the main hallway where you'll find a flexible 'bonus' room to the left, currently used as a study.

The inviting and well-proportioned through reception room provides a sitting area with a wide window to the front and a handsome fireplace with gas fire. The dining area at the back has a door connecting to the garden.

The open-plan living kitchen forms the sociable hub of this home, providing ample space for a breakfast table with double doors to the garden together with an ergonomically planned kitchen area having plenty of storage and preparation space together with a range of integrated appliances.

A separate utility room provides more storage space and space for laundry appliances.

Continuing on the first floor, turning left reveals a double size bedroom with en-suite shower room.



There are two further well-proportioned double bedrooms, each having wide windows and recessed wardrobes, and a single bedroom with front window and fitted cupboard.

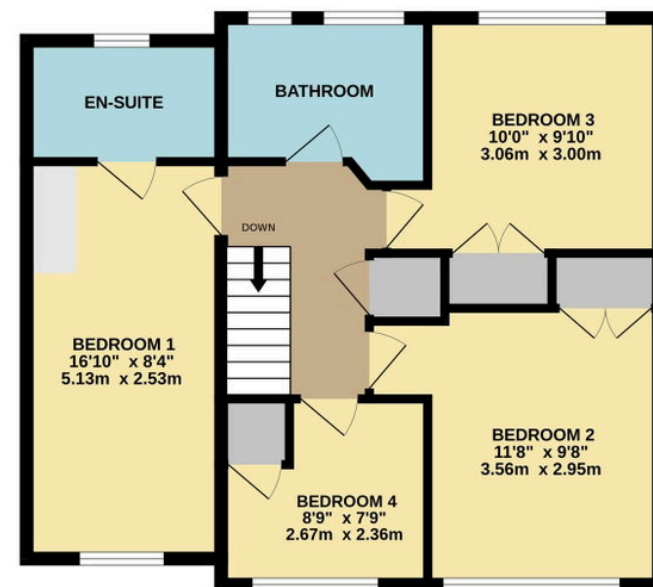
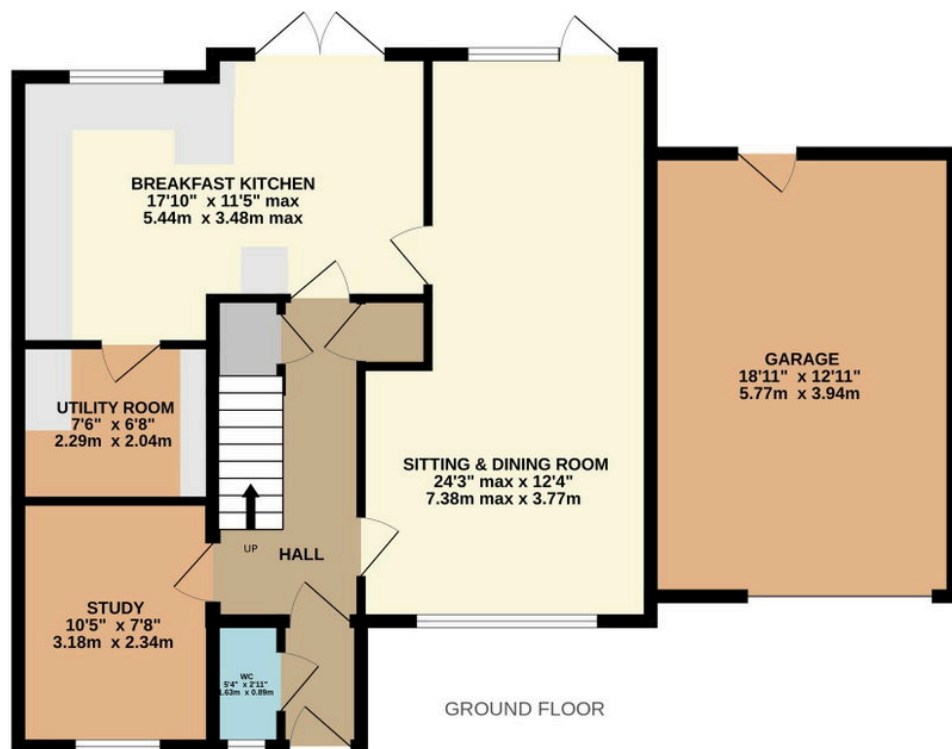
A stylishly appointed house bathroom completes the accommodation with fully tiled walls and a bath having shower over.

The much larger than average size garden is sure to please avid gardeners, families or those who simply enjoy relaxing outdoors. Extensive decking and paved areas provide ample seating options and lead to a sweeping 'L' shaped lawn with borders sprinkled with mature bushes and plants. A trellis archway leads to an additional space with planters for a vegetable garden and there's a greenhouse and garden shed. There is a neat garden at the front and a driveway, providing ample parking, extends to the side of the large attached garage. An additional driveway provides another parking space with an EV charging point.

West Lane is situated in a popular residential area on the south side of Ripon. Those who enjoy walking can take advantage of several delightful routes into the surrounding countryside including towards Fountains Abbey, Quarry Moor nature Reserve and along Ripon's numerous waterways.

The area is ideally placed for a range of local amenities including various shops, primary schools and a Morrison's supermarket. The historic centre of Ripon has a vibrant café culture and offers a wide choice of shops, pubs and services situated around the picturesque market place. Families will appreciate the choice of schools for all ages and a range of first-class sporting and leisure facilities. Commuters and regular travellers will enjoy the benefit of an excellent local road network regular bus services.





TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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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