



## 5 NORTH PARADE

NORTH ROAD | RIPON | NORTH YORKSHIRE | HG4 1ES

*An elegant Victorian end-terrace family home of considerable character and scale, occupying a prominent position within easy walking distance of the heart of Ripon.*

*Arranged over three floors and providing in excess of 3,000 sq ft of accommodation, 5 North Parade is a substantial period home with beautifully proportioned rooms, high ceilings, striking bay windows and a wealth of original architectural character.*

*The generous accommodation includes several impressive reception rooms alongside a large open-plan living kitchen, with five bedrooms, an office, bathroom and en-suite facilities arranged across the upper floors. The scale and flexibility of the house make it particularly well suited to modern family life and entertaining.*

*Outside, the property enjoys established gardens to both the front and rear, together with the considerable advantage of a detached garage and private off-street parking - a real rarity in such a convenient city setting.*

*Perfectly positioned for the centre of the Cathedral City of Ripon, North Parade is within walking distance of the market square, cathedral and the city's excellent range of independent shops, restaurants, cafés, schools and everyday amenities. The property also lies within the catchment area for the renowned Ripon Grammar School, further adding to its appeal for families.*

*A distinctive period home combining generous proportions, architectural character and an enviable position close to the heart of the city.*

*5 North Parade, is offered for sale with the added advantage of no onward chain.*

## **ACCOMMODATION**

### **GROUND FLOOR**

- Entrance vestibule
- Reception hall
- Drawing room
- Sitting room
- Dining room
- Open plan living kitchen
- Rear hall
- Utility room
- Cloakroom

### **FIRST FLOOR**

- Landing
- Principal bedroom with en-suite shower room
- Guest bedroom
- Further double bedroom
- House bathroom
- Bathroom

### **SECOND FLOOR**

- Landing
- Two further double bedrooms
- Bedroom 6/Study

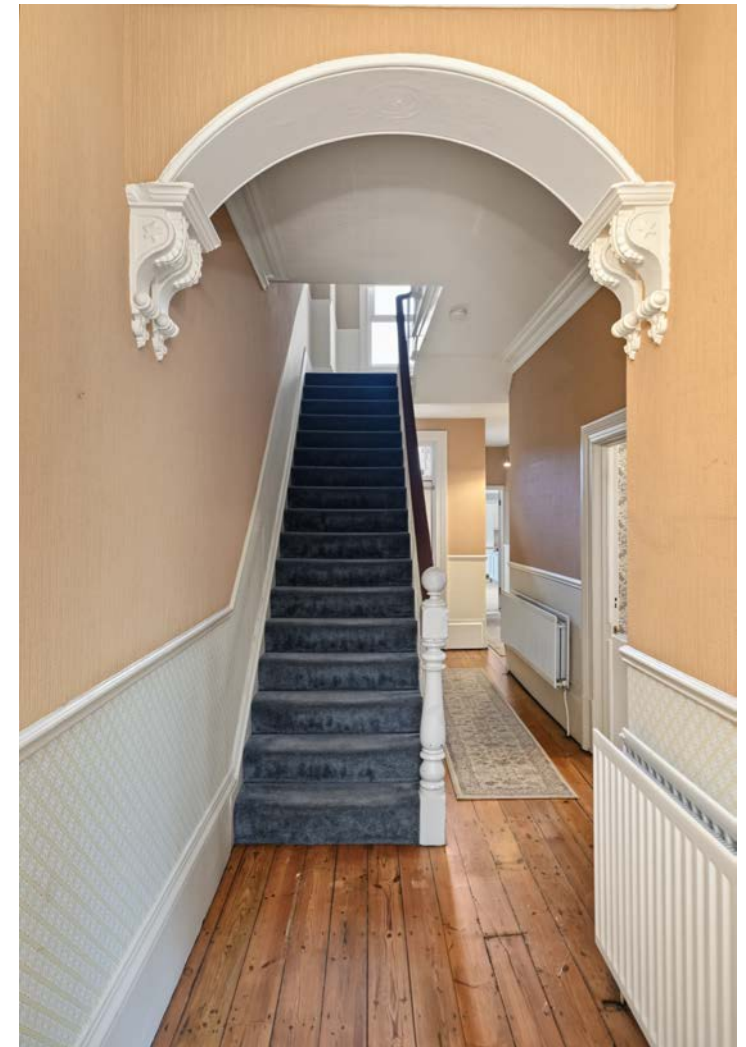
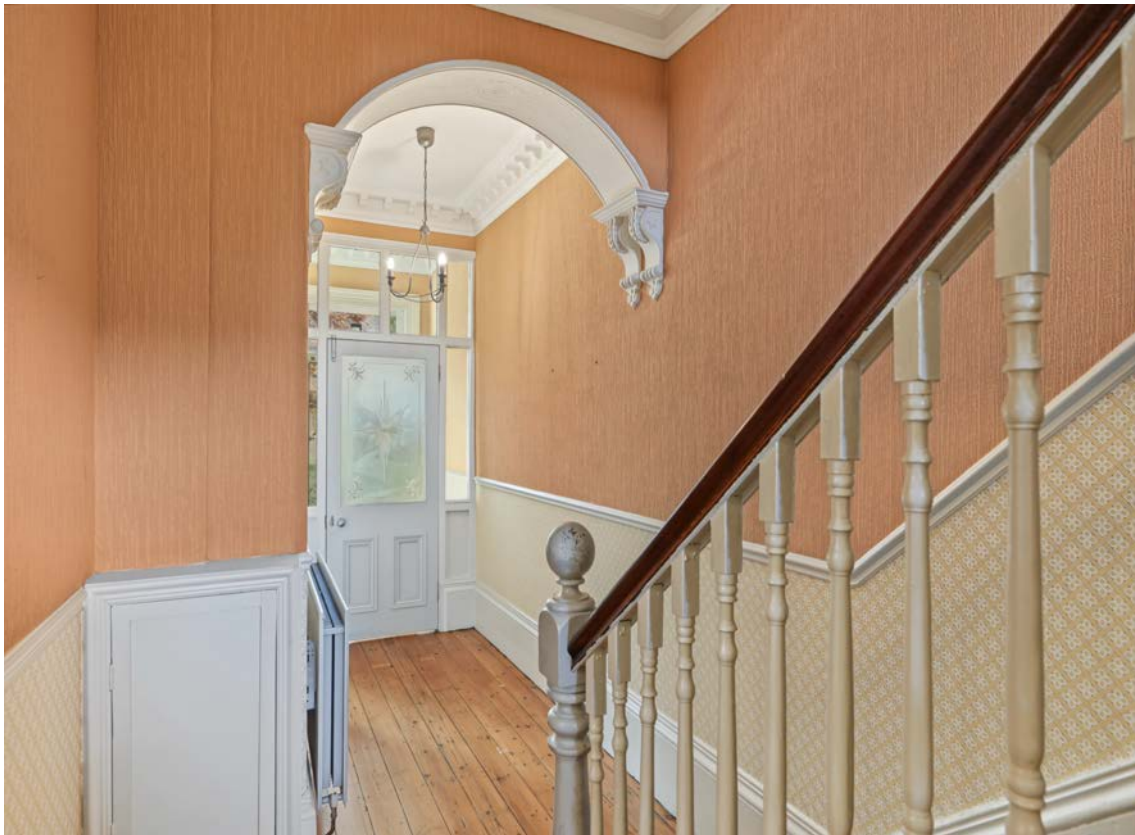
### **EXTERIOR**

- Front garden
- Rear garden
- Detached garage
- Private parking to the rear
- Dining and entertaining terrace

The entrance vestibule opens into a generous and welcoming reception hall, setting the tone for the scale and period character found throughout the house. A wealth of original detailing remains, including exposed timber floorboards, deep moulded cornicing and a particularly attractive decorative arched opening with ornate corbels.

The hallway extends through the depth of the house, providing access to the principal ground-floor reception rooms and creating a lovely sense of space on arrival. A traditional staircase with turned balustrading and polished timber handrail rises to the first floor, with natural light filtering through from above.

With its high ceilings, architectural detailing and generous proportions, the reception hall provides an attractive introduction to this substantial Victorian home.





*A beautifully proportioned and particularly elegant principal reception room, enjoying excellent natural light from the large walk-in bay window which overlooks the established front garden. The generous proportions and high ceiling give the room a wonderful sense of space, while retaining much of the architectural character associated with the Victorian period.*

*Period detailing includes deep moulded cornicing, a decorative ceiling rose, picture rail, deep skirting boards and exposed timber floorboards. A traditional fireplace with a tiled inset and hearth forms a natural focal point to the room and adds further character.*

*The substantial bay window is a particularly attractive feature, with three large sash-style windows framing views across the garden and allowing sunlight to fill the room. There is ample space for a variety of furniture arrangements, making this a wonderfully versatile reception room, equally suited to more formal entertaining or as a comfortable family sitting room.*



A generously proportioned second reception room, with high ceilings and attractive period detailing including deep moulded cornicing and substantial skirting boards. A large window provides good natural light, while the room's proportions create a comfortable and inviting space for everyday living.

The chimney breast incorporates a painted fire surround with inset electric stove, flanked by fitted cupboards with recessed shelving above, providing useful storage and display space. The room is finished with fitted carpet and a decorative feature wall.

A lovely informal reception room, offering plenty of space for comfortable seating and providing a natural contrast to the more formal drawing room at the front of the house.



A well-proportioned and versatile room with high ceilings and deep moulded corning, continuing the period character found throughout the ground floor. A large window provides natural light, while exposed timber floorboards and deep skirting boards add warmth and character.

The chimney breast incorporates a painted fire surround with cast-iron inset, with useful fitted storage and shelving to one side. Currently arranged as a dining room, its generous proportions offer considerable flexibility of use, equally suited as an additional sitting room, family room, home office or more formal dining space.

Conveniently positioned between the principal reception rooms and the open-plan living kitchen beyond, it is a highly adaptable room that can readily evolve to suit individual requirements.





Extending across the rear of the house, the open-plan living kitchen is a wonderfully spacious and sociable room, providing a natural hub for everyday family life. The generous living area offers ample space for relaxed seating and informal dining, flowing through a wide opening into the kitchen beyond.

The kitchen is fitted with a comprehensive range of painted Shaker-style cabinetry, complemented by timber work surfaces and a substantial central island providing excellent preparation space and additional storage. The kitchen is well equipped with a range-style cooker, freestanding fridge freezer and dishwasher, all of which are included in the sale, together with a stainless-steel sink positioned beneath the window. A painted panelled ceiling with exposed beams and recessed lighting adds further character.

The adjoining living area retains the generous proportions and period detailing of the house, with a high ceiling, corning and a painted fire surround with cast-iron inset. Dual aspect windows provide good natural light and the open arrangement creates a particularly versatile space for cooking, dining, entertaining and relaxed family living.

From the kitchen there is access to a rear hall, utility room and cloakroom, together with direct access out to the rear garden, providing an easy and practical connection between the house and its outside space.



The staircase rises to a generous first-floor landing, continuing the character and proportions seen throughout the house. The original-style staircase, with painted turned spindles and a polished timber handrail, sweeps up from the reception hall and continues to the second floor. A large window brings plenty of natural light onto the landing, while deep skirting boards, decorative wall detailing and stripped pine doors reinforce the period character.

The landing provides access to the principal first-floor bedrooms and bathroom accommodation, with the staircase continuing upwards to the additional accommodation on the second floor.



The principal bedroom is a particularly generous and elegant room, with excellent proportions and an abundance of natural light. A wide bay window together with a further tall sash-style window provides attractive views across the gardens and towards the neighbouring period buildings and clock tower. High ceilings, deep moulded cornicing and substantial skirting boards retain the character of the house, while a marble fireplace with decorative tiled insert provides an attractive period feature.

There is ample space for a substantial range of bedroom furniture, with a large bank of fitted wardrobes incorporating mirrored sliding doors providing useful storage without compromising the scale of the room.

An en-suite shower room leads off the bedroom and is fitted with a large glazed shower enclosure with electric shower, pedestal wash hand basin and WC, with tiled splashbacks and flooring.



The guest bedroom is another particularly generous double room, with the proportions and character typical of the house. A feature cast-iron fireplace provides an attractive focal point, complemented by high ceilings, deep skirting boards and traditional timber panelled doors. A large window provides plenty of natural light and there is ample space for a full range of freestanding bedroom furniture.

The further double bedroom is again a well-proportioned room, comfortably accommodating a double bed together with additional furniture. A large window provides good natural light, while a fitted storage cupboard provides useful additional storage.

Serving the bedrooms is a good-sized house bathroom, fitted with a panelled bath with shower over, pedestal wash hand basin and WC. Part-tiled walls and a tiled floor provide a practical finish, while a large window brings in plenty of natural light.



## SECOND FLOOR

*The staircase continues to the second floor, where a spacious landing gives access to two further double bedrooms and a study, adding considerable flexibility to the accommodation.*

*Both bedrooms are generous doubles, with characterful sloping ceilings, period-style fireplaces and plenty of space for freestanding furniture. Each bedroom also has its own fitted vanity unit with wash hand basin, a particularly useful feature for family or guest accommodation. Windows provide plenty of natural light together with attractive elevated views.*

*Completing the second floor is a separate study, naturally lit by a rooflight and ideal as a home office. It could equally be used as a hobby room or for additional storage, depending upon individual requirements.*



# 5 North Parade, North Road, Ripon

Approximate Gross Internal Area = 3145 sq ft / 292.2 sq m

Garage = 355 sq ft / 33.0 sq m

Total = 3500 sq ft / 325.2 sq m



Illustration for identification purposes only, measurements are approximate, not to scale.



*5 North Parade, is approached through an attractive and established front garden, which provides a lovely setting for the house and a welcome degree of separation from the road. A pathway leads through the garden to the front entrance, with the handsome period façade and architectural detailing of the house creating an impressive approach.*

*The garden is mature and particularly well stocked, with established trees, clipped hedging, flowering shrubs, roses and varied planting providing colour and interest. Immediately in front of the house is a generous paved terrace, offering an appealing space for outdoor seating.*

*The established planting gives the garden a pleasing sense of enclosure and privacy, whilst still allowing attractive glimpses towards the surrounding period properties and streetscape beyond.*



## REAR GARDEN AND GROUNDS

*To the rear is a particularly attractive, long and well-established garden, enclosed by traditional brick walls and fencing which create a pleasing sense of privacy. The garden has a lovely informal character, with deep, generously planted borders containing an abundance of mature shrubs, roses, ferns and perennial planting, together with established trees providing height and structure.*

*Immediately adjoining the house is a generous paved terrace, providing plenty of space for outdoor dining, entertaining and seating. From here, the garden extends away from the house, with trelliswork subtly dividing the different areas and creating a sense of progression through the garden.*

*At the far end is a detached brick-built garage, providing secure parking and useful additional storage. There is also private off-street parking, approached independently from the rear via a quiet lane, giving convenient vehicular access without detracting from the attractive garden setting.*







## LOCATION

The historic cathedral city of Ripon is a vibrant and welcoming hub, offering an excellent range of amenities to suit all lifestyles. Its bustling market square and characterful high street feature a mix of independent shops and well-known retailers, alongside a wide choice of cafés, restaurants and traditional pubs. Leisure provision is strong, with a modern leisure centre including a swimming pool, gym and fitness classes, as well as numerous local sports clubs covering cricket, rugby, football, tennis and golf.

One of Ripon's key attractions is its close connection to the outdoors, with attractive countryside and scenic walks easily accessible from the doorstep. Quiet lanes, riverside paths and surrounding green spaces make it ideal for walking, whether enjoying a short stroll into the city centre or longer rambles through the surrounding landscape.

At the heart of the city stands Ripon Cathedral, a magnificent Grade I listed landmark with origins dating back to the 7th century. Known for its Gothic architecture, intricate carvings and striking stained-glass windows, it remains a focal point for worship, concerts and community events throughout the year. Nearby, the UNESCO World Heritage Site of Fountains Abbey and Studley Royal Water Garden offers a spectacular setting to explore. The dramatic abbey ruins sit within beautifully landscaped gardens of lakes, waterfalls and sweeping parkland, with the surrounding Studley Royal deer park home to herds of Red, Sika and Fallow deer.

Ripon's central location also provides easy access to some of Yorkshire's most popular destinations. The Yorkshire Dales National Park is within comfortable reach for outdoor pursuits, while the historic city of York and the elegant spa town of Harrogate are both readily accessible for shopping, dining and cultural attractions.

## EDUCATION

### Primary Schools

Ripon offers a selection of well-regarded primary schools.

Ripon Cathedral Church of England Primary School is a Good-rated school with Christian values and close links to Ripon Cathedral.

Similarly, Holy Trinity Church of England Junior School holds an Outstanding Ofsted rating, known for its high academic standards, excellent pastoral care, and rich extracurricular programmes.

For families seeking a community-focused school, Greystone Community Primary School and Moorside Primary School & Nursery provide inclusive learning environments. St. Wilfrid's Catholic Primary School provides a Good-rated environment rooted in Catholic values, with small class sizes and strong community engagement.

Ripon's primary schools are known for their strong community spirit, high-quality teaching, and excellent opportunities for outdoor learning, arts, and sports. Many also offer nursery provision, making them ideal for early years education.

### Secondary Schools

Ripon, is home to several notable secondary schools, including Ripon Grammar School, a prestigious co-educational, selective grammar school. It offers both day and boarding options for students aged 11 to 18 and is recognised for its academic excellence, extracurricular activities, and strong performance in national rankings.

Outwood Academy Ripon is a mixed secondary school for students aged 11 to 16, part of the Outwood Grange Academies Trust. Mowbray School serves students with special educational needs, providing individual support to help them succeed. Located on Harrogate Road, the school is dedicated to meeting the diverse learning needs of its students.

## TRANSPORT LINKS

### Roads

Ripon is well-connected by a network of roads that link the city to surrounding areas. The A61 is the primary road running through Ripon, connecting the city to Harrogate to the south and extending north towards Bedale and Northallerton. This road is a key route for traffic traveling between these towns and is central to Ripon's connectivity.

The A168 runs to the east of Ripon, offering an important link to the A1(M) motorway. This road provides easy access for travellers heading south or northeast, with direct connections to the cities of York, Leeds, and Newcastle.

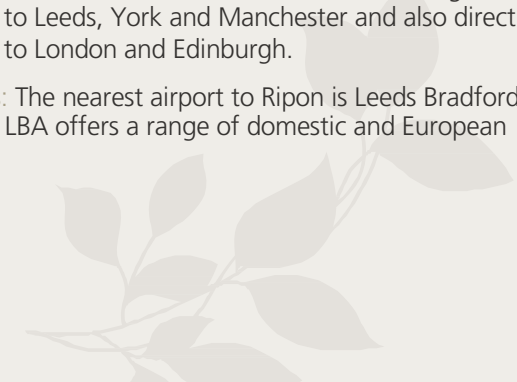
The A1(M) motorway is easily accessible via the A168, offering fast routes to major cities in the region. Additionally, the B6265 runs west from Ripon, linking the city to Pateley Bridge and the scenic Nidderdale area, making it an important road for local travel. Together, these road networks ensure Ripon remains easily accessible, connecting it to neighbouring towns, cities, and major regional highways.

### Trains

The closest station is Harrogate Railway Station, offering regular services to Leeds, York and London.

There are two further train stations in Ripon's vicinity - Northallerton and Thirsk - both of which offer regular services to Leeds, York and Manchester and also direct services to London and Edinburgh.

**Airports:** The nearest airport to Ripon is Leeds Bradford Airport. LBA offers a range of domestic and European flights.





**Method of Sale:** The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

**Services:** Mains electricity, water and drainage. Gas fired central heating

**Fixtures and fittings:** All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

**Covenants, Easements, Rights of Way:** The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

**Energy Performance Certificate:** Rating D: Full copy of the energy performance certificate is available upon request.

**Tenure and Possession:** The property is offered for sale freehold with vacant possession upon completion.

**Mileages:** A1(M) 4 miles, Harrogate 10 miles, Thirsk 12 miles, Northallerton 15 miles, York 22 miles, Leeds 26 miles, (All mileages are approximate)

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Buchanan Mitchell  
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents  
5 Foundry Yard New Row Boroughbridge York YO51 9AX  
01423 360055 | [info@buchananmitchell.com](mailto:info@buchananmitchell.com)  
[www.buchananmitchell.com](http://www.buchananmitchell.com)

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