



Quarry Moor Lane, Ripon, HG4 1RH

£239,950

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A rare opportunity to acquire this most attractive traditional home occupying an enviable non-estate position, set back from the road behind a gated, block-paved driveway. The area is conveniently placed for the city centre, schools for all ages and various travel options.

Proudly displaying the design characteristics of the period, this charming property retains a wonderfully authentic character and offers typically generous proportions and levels of natural light. The house combines a bright, welcoming ambience with great practicality and versatility. The house features a reconfigured first floor and well-designed loft conversion which has been continually used as a third bedroom by the owners but does not have a modern compliance certificate. Original plans are available to view.

This much-loved property has clearly been well-maintained over the years but now offers the successful buyer a blank canvas to continue to improve, re-configure or extend the living space to suit their needs, subject to any planning or building regulations as may be required.

SOLO Say: The post-war housing boom left an indelible mark on townscapes across the country and homes from this era remain understandably popular with a wide range of buyers who appreciate traditional design combined with a homely ambience that is so often missing from new houses. Lovingly held by the same family for generations, this sale represents not only the end of an era but also an exciting opportunity for the successful buyers.





A hall leads into a bright and well-proportioned sitting room with a wide front window.

The separate dining room leads into a small conservatory which overlooks the garden. There is a useful fully tiled shower room and WC off the dining room.

The kitchen offers an older style but still practical range of units with plenty of workspace and cupboards.

On the first floor, a spacious landing gives access to two generously sized double bedrooms and an unusually spacious bathroom.

The afore mentioned loft conversion room completes the house and features built-in bedroom furniture and two opening skylight windows.

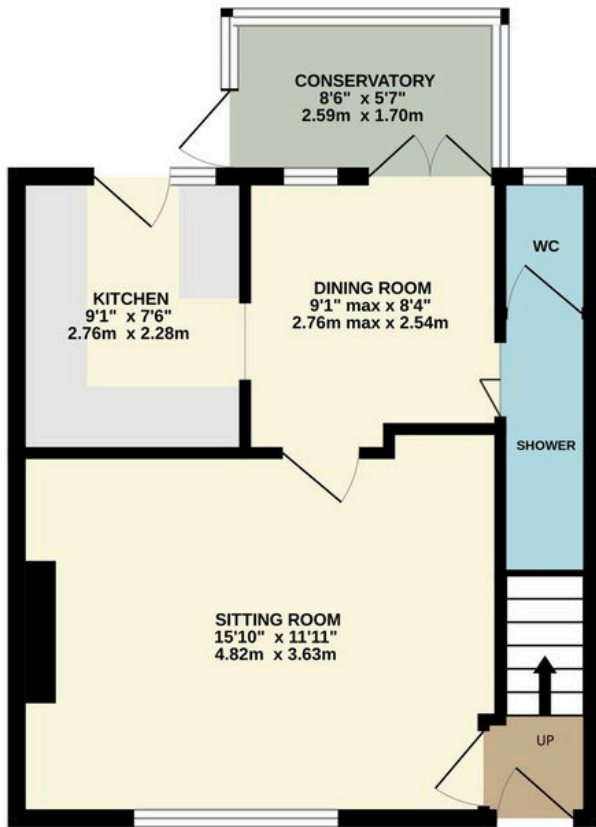


The block-paved driveway with twin gated entrance forms a smart frontage and leads to the front door. The rear garden features a paved patio areas, brick-built outside store, lawn, neat hedges and a timber shed.

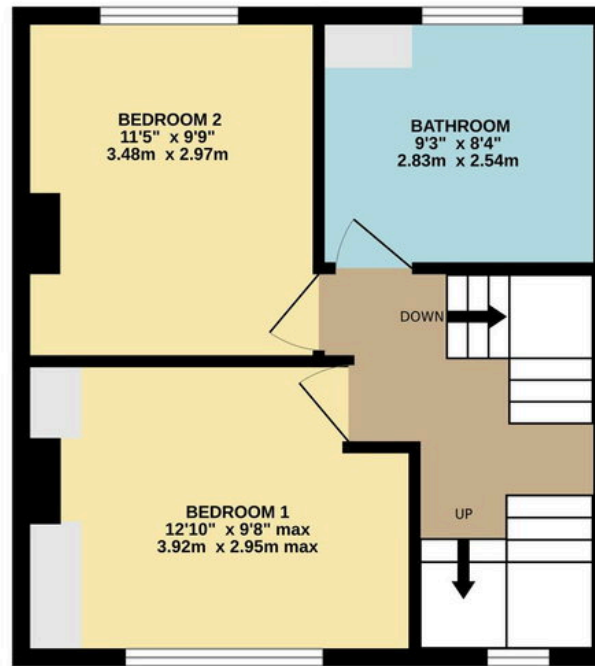
The property is conveniently situated in an established and popular residential area which is superbly placed for an excellent range of local amenities and regular bus services. Ripon has a thriving centre with a comprehensive range of shops, cafés, pubs and services situated around the historic market place.

There are excellent schools for all ages including several primary schools nearby and the area also provides first class sporting and leisure facilities together with easy access into the surrounding countryside. Ripon is ideally placed for commuters with the local road network connecting to the A1(M) and A19 for travel throughout the area.

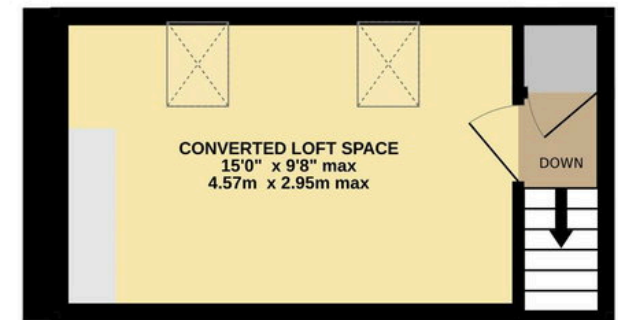




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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