

Hawthorns, Kirkby Road, Ripon, HG4 2HH

£450,000

SOLO
estate agents

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SOLO are proud to offer this wonderful detached home, presented to the open market for the first time in over twenty five years, occupying a particularly private and secluded position in a prime residential area close to countryside, schools and Ripon amenities. No Chain.

Hawthorns is one of two attractively designed houses completely hidden from Kirkby Road down a private drive, adding a sense of intrigue and exclusivity to the setting.

The location and generous size plot will hold great appeal for discerning buyers who appreciate space and privacy without compromising on convenience.

The inviting façade translates into an interior of most deceptive and generous proportions with versatile living space ideally configured for relaxing with family or sociable entertaining.

Key features include a fantastic open-plan dining kitchen, a large sun room to make the most of the garden, four good bedrooms and three bathrooms.

The house has been well-maintained over the years and has a pleasing character with a homely ambience.

Discerning buyers will, no doubt, take advantage of the opportunity to tailor some aspects to suit their own requirements and there could also be the potential to reconfigure or extend the house subject to obtaining the necessary consents.

SOLO SAY: With its attractive design, generous gardens and private setting, it is clear to see why this property became a long-term and much-loved home. A rare opportunity in todays market, this delightful property is sure to have wide appeal and is now ready for the next custodians.







An enclosed porch leads into a spacious hallway with under-stairs storage and a downstairs WC.

The generously proportioned through reception room offers flexible living options with windows overlooking the front and back gardens.

The open-plan 'L' shaped living kitchen is ideal for families or entertaining, providing ample dining space and an ergonomically arranged kitchen with plenty of storage and preparation space together with a range of integrated appliances.

A large sun-room adds to the versatility and connects to the garden.

On the first floor there are four good size bedrooms, two having fitted wardrobes and en-suite shower rooms, and a house bathroom.

There is a large boarded loft space with pull-down ladder and lighting.





There is a garden area at the front and a wide block-paved driveway leading to an integral garage.

The back garden enjoys a good degree of privacy and features a paved patio area, pathways, a raised lawn with borders and garden shed.

The property enjoys a delightfully tucked away setting being one of just two houses located at the end of a private driveway off Kirkby Road.

The immediate area offers a local store and some lovely walks into the surrounding countryside.

There are local schools for all ages including the renowned Ripon Grammar and a range of excellent sporting and leisure facilities.

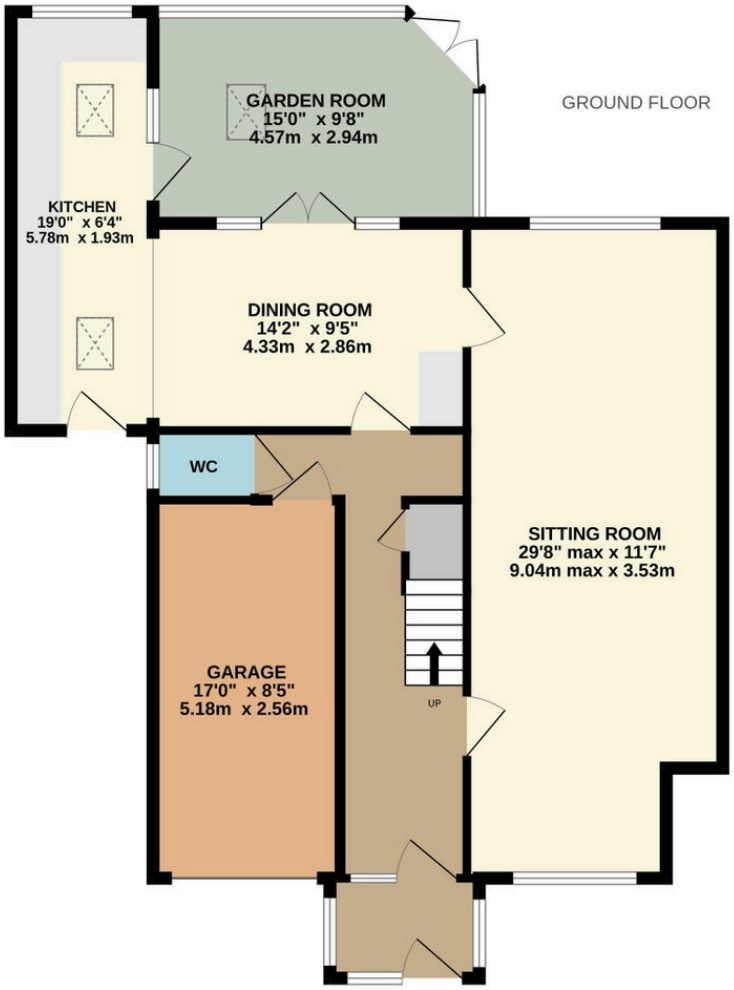
Ripon city centre is easily accessible and offers a wide choice of shops and amenities situated around the historic market place.

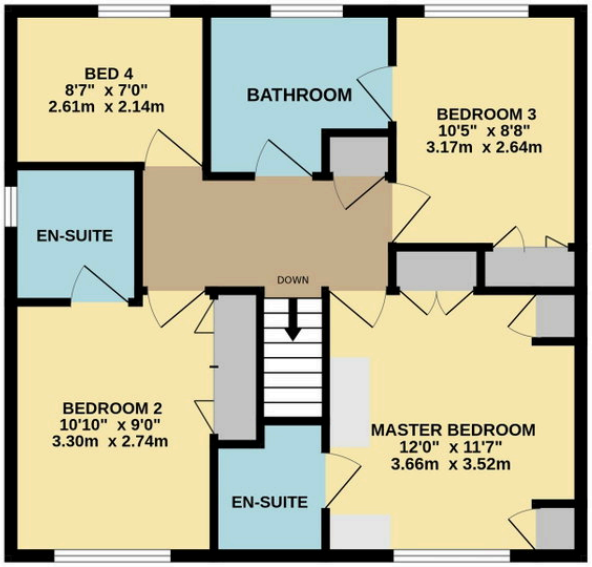
Regular travellers and commuters are well served by the local road network and regular bus services around the region.











TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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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