



143 HARROGATE ROAD
Ripon | North Yorkshire

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Ripon, HG4 2SB

Ripon 1.5 miles, Harrogate 10 miles, Thirsk 13.5 miles,
A1(M) Junction 5.5 miles

**A SPACIOUS 6 BED SEMI-DETACHED PROPERTY
WITH ANCILLARY ACCOMMODATION, GENEROUS
PRIVATE GARDENS AND CONVENIENTLY LOCATED
A SHORT DISTANCE FROM THE CENTRE OF RIPON.**

Accommodation

Main House

Entrance vestibule • Reception hall • Lounge • Sitting room
Dining kitchen • Conservatory • Shower room

4 Double bedrooms • 2 Single bedrooms
House bathroom

Annex

Reception room • Open plan living dining kitchen
2 Bedrooms • House bathroom

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Situation

The property is a short distance from the centre of Ripon, which offers a wide variety of shops, services, leisure and recreational facilities, as well as schooling for primary and secondary ages including Ripon Grammar school.

Ripon offers easy access to the A1 motorway network and lies approximately 10 miles from the East Coast Line station at Thirsk, offering direct trains to London.

Description

This family home offers both spacious and flexible living accommodation with all the reception rooms being of generous proportions. The accommodation briefly comprises: an entrance vestibule which opens into a welcoming reception hall with stairs to the upper floors and provides access to all the ground floor reception rooms as well as the ground floor shower room.

The lounge has a bay window to the front elevation and traditional open fireplace with tiled frieze, a further generous sitting room has Victorian style combination cast iron open feature fireplace and ample space for a dining room table if desired, double doors open into the conservatory overlooking the rear garden with a further set of doors directly into the dining kitchen.





To the first floor there 2 double bedrooms both with feature fireplaces, a single bedroom and the house bathroom, on the second floor there 2 further double bedrooms (one with feature fireplace) and a further single bedroom.

Outside, the property is accessed via a private drive to the rear with parking for a number of cars. The generous garden lies to the side and to the rear of the property with well-maintained flower beds and borders full of herbaceous plants and shrubs. There are two paved areas which have space for a table and chairs, ideal for alfresco dining. The garden is bounded by high hedging and wall, creating a high degree of privacy.



The Annex

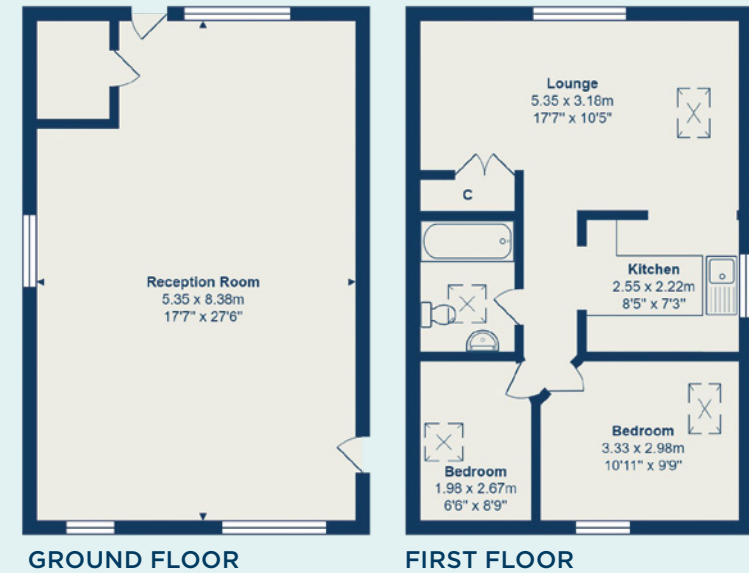
In addition, there is a separate annex which is in midst conversion and having the benefit of planning permission (06/04256/FUL) to be an independent dwelling. The first floor is currently used as a 2 bedroomed apartment with open plan living dining kitchen area and house bathroom.

The ground floor is at a stage for the purchaser to create their own vision, whether this is to create an open plan living dining kitchen and add a staircase to the first floor where the current layout would create 3 bedrooms and bathroom or to keep the two floors as separate spaces.

The annex would be ideal for an independent relative, as office space or residential let/holiday let/Airbnb.



Approximate Gross Internal Floor Area:
89.7 sq m / 965 sq ft



Approximate Gross Internal Floor Area:
201.7 sq m / 2171 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Additional Information

Tenure: Freehold with vacant possession on completion.

Services: Mains gas, water and drainage

Council Tax: Band D, Annex band A

Viewing: Strictly through the selling agents.

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Directions: From the centre of Ripon, head south on Harrogate Road for approximately 1 mile and you will find the property located on the left-hand side. When viewing the property, it is suggested that you park at the rear of the property where you will see a large brick wall on your right-hand side, which is the garden wall for the property as well as the entrance to the driveway.

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