



VERITY  
FREARSON

RIVERSLODGE, FISHERGREEN, RIPON, HG4 1NL

£585,000



# RIVERSLODGE,

*Fishergreen, Ripon, HG4 1NL*

**An individually designed five-bedroom detached house arranged over three floors, occupying a desirable and private riverside setting and enjoying attractive views across the River Skell towards open countryside.**

Constructed in 2012 and later enhanced by a substantial rear extension, the house now delivers a well-balanced blend of modern open-plan living and practical family spaces.

The location is particularly appealing, offering immediate access to scenic riverside walks, while the city centre is within comfortable walking distance via an attractive route. Homes offering this combination of space, privacy and convenience are rarely available.



Kitchen · Dining Room · Sitting Room · Utility · Downstairs Shower Room

5 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Double Garage · Electric Vehicle Charge Point · Garden













## ACCOMMODATION

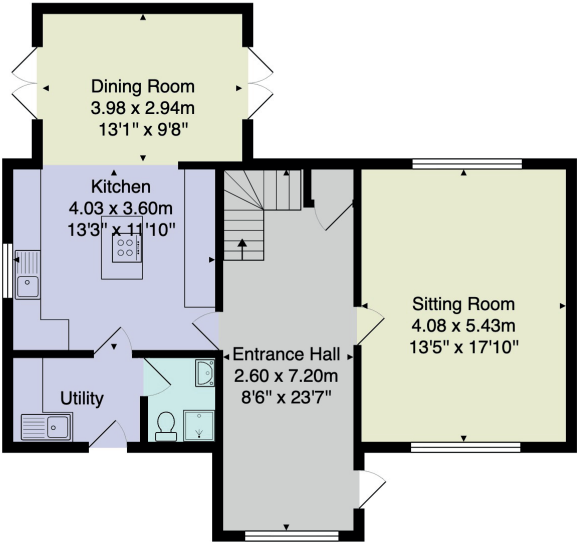
The ground floor is accessed via an impressive entrance hall which offers flexibility to be used as a home office or additional reception area and features built-in storage and a large feature window. The dual-aspect living room provides a comfortable and inviting space to relax and benefits from a recently installed full-length fitted wall unit, incorporating extensive storage and display shelving.

The contemporary open plan dining kitchen forms the heart of the home, fitted with a central island, modern induction hob and a comprehensive range of integrated appliances. The extended dining area creates an excellent open-plan layout ideal for entertaining and everyday living. The extension has introduced abundant natural light, with two sets of double doors leading to the garden and a large skylight with integrated feature lighting. In addition, the extension has created a separate utility room and a useful ground floor shower room, further improving functionality.

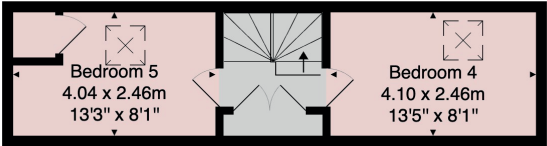
The first floor offers a well-appointed principal bedroom suite with modern en-suite shower room, a recently installed fitted wardrobe and a walk-in dressing cupboard. There is also a further double bedroom, again featuring a recently installed fitted wardrobe, along with a generous single bedroom. A stylish family bathroom serves this level.

On the second floor are two further bedrooms and additional fitted storage, with the gas central heating boiler (installed September 2025) neatly concealed within a recessed cupboard.

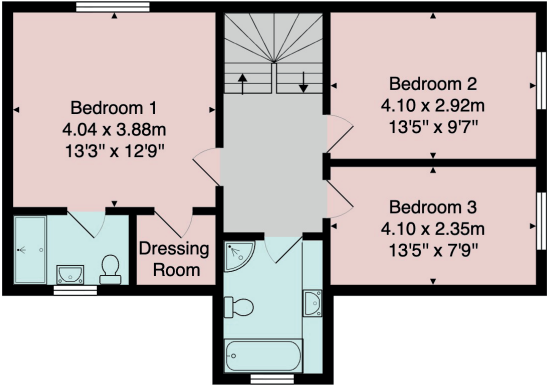
# FLOOR PLAN



Ground Floor



Second Floor



First Floor

Total Area: 162.6 m<sup>2</sup> ... 1751 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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## Outside

Outside, the property is accessed via a private gravel driveway with recently installed Iroko hardwood double gates, opening to a spacious parking area providing ample off-road parking. A substantial double garage offers further secure parking and storage, complete with electric door, side access, power and lighting. An electric vehicle charging point is also installed.

The gardens extend around the property and include lawned areas, mature planting and established borders. The circular layout and gated access create a secure and private outdoor environment, ideal for families and outdoor activities. Two paved seating areas allow enjoyment of the garden throughout the day, while feature lighting enhances evening use.

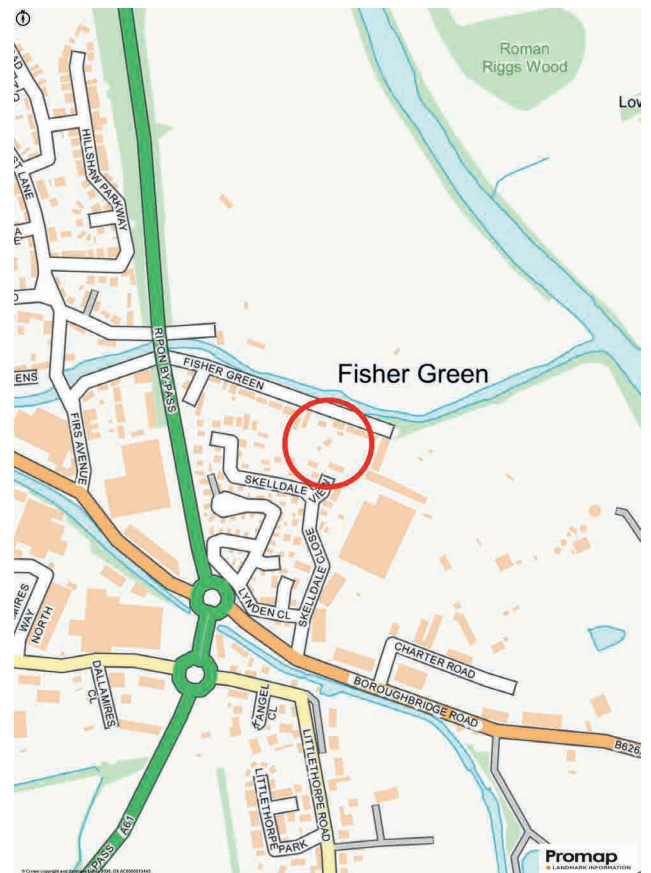
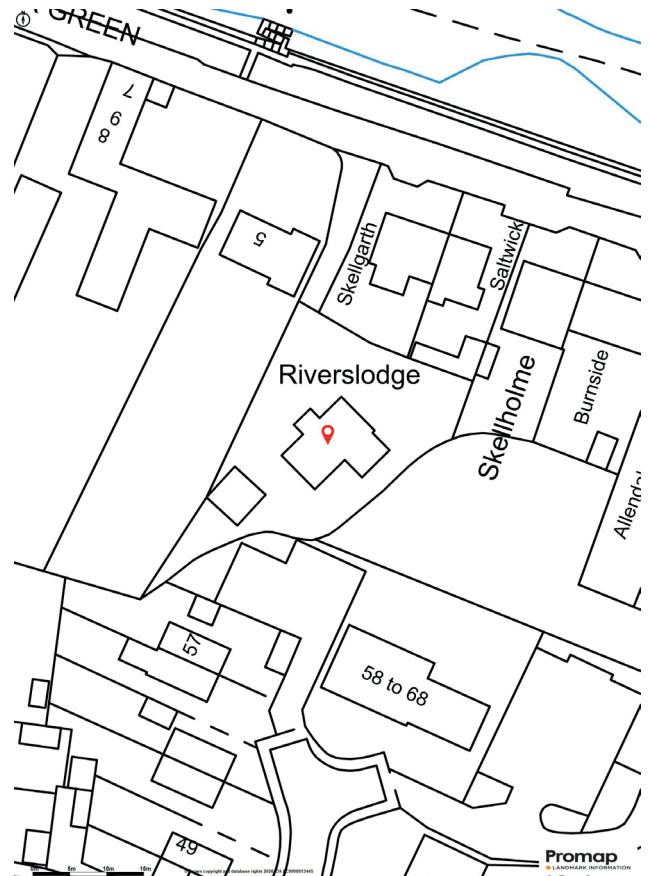
## Services

All mains services connected.

## Tenure

Freehold

## Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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