

32 College Road, Ripon, HG4 2HA



Guide price £445,000

***** VIEWING IS HIGHLY RECOMMENDED *****

We are delighted to offer to market this imposing property, originally built in the high Victorian style with many of the period features and now 'Arts and Crafts' in its appearance. The property benefits from well-proportioned and spacious accommodation with five bedrooms, two reception rooms, two bathrooms and cellars as well as both front and rear gardens and a garage to the rear.

Situated in a sought-after part of Ripon, only a few minutes walk from the City centre with all its amenities and close to Ripon schools.



DIRECTIONS

From Ripon centre proceed out down North Street. At the traffic lights turn left into Marshall Way then right into Blossomgate. Take the second right into Trinity Lane and then left into College Lane. The property can be found on the right hand side.

ADDITIONAL SITUATIONAL INFORMATION

Ripon is the third smallest city in England and is known for the imposing Cathedral, Ripon Racecourse and the nearby, Fountains Abbey and Studley Royal Gardens. Ripon Market Place is at the centre of the City with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools, which feed into the renowned Ripon Grammar School and The Outwood Academy, both receiving Outstanding in their latest Ofsted reports.

Ripon History ...

The town Bell-Man rings the Corn Bell on Thursday morning at 11am to officially announce the start of trading. The Hornblower (the Wakeman) blows his horn on each corner of the market Obelisk at 9pm every night to set the watch.

For those who commute ...

Ripon has good links for the A1 and A19. The Number 36 bus leaves Ripon every 15 minutes for Harrogate and then on to Leeds. For the train, Thirsk is approximately 21 minutes or Harrogate is approximately 29 minutes away. For travelling further afield, Leeds Bradford Airport is approximately 46 minutes travelling distance.

ENTRANCE

Timber part glazed door with decorative glazing and glazed arch fanlight above. Door bell pull.

ENTRANCE HALL

A striking Victorian encaustic tiled floor runs the opening length of the hallway with oak floorboards leading to the kitchen.. Cupboard housing the consumer unit. Coving. Dado rail. Radiators. Stairs leading to the first floor.

DRAWING ROOM 17'9max x 15'10max (5.41m x 4.83m)

Full-height bay window to the front with sliding sash windows. Impressive high ceilings with deep coving, picture rail and deep skirting boards. Attractive cast iron fireplace with marble surround. TV point. Radiators.

DINING ROOM 14'5max x 13'2 (4.39m x 4.01m)

Sliding sash windows to the rear and side. Feature fireplace with mahogany timber surround and stone hearth. Deep coving, picture rail and deep skirting boards. Stained floorboards. Radiator.

BREAKFAST KITCHEN 13'3max x 12'1 (4.04m x 3.68m)

(Narrowing to 11'5)

Sliding sash window to the side. Range of base and wall units with coordinating work surface over. One and a half sink and drainer with mixer tap. Tiled splashbacks. Leisure Professional Range with 5 gas burners and warming plate with brushed stainless steel extractor hood above. Integrated fridge freezer. Space and plumbing for dishwasher. Oak floorboards. Radiator.

UTILITY ROOM 12'3 x 6'6 (3.73m x 1.98m)

Sliding sash window to the side. Range of base and wall units with coordinating work surface over. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for tumble dryer. Radiator.

BOOT ROOM 11'7max x 7'4max (3.53m x 2.24m)

Stone steps lead down into the room. Timber glazed windows overlooking the rear garden and out to the side of the property. Panelled walls incorporating under window storage.

CLOAKROOM 7'8 x 2'6 (2.34m x 0.76m)

Continuation of timber panelled walls. Comprising: low level WC and wall mounted wash hand basin. Recessed lighting. Radiator.

FIRST FLOOR

Two way split staircase leads up to the first floor landing areas.

LANDING

Painted floorboards with carpet runners. Dado rail. Radiator.

BEDROOM THREE 14'6 x 13'3 (4.42m x 4.04m)

Sliding sash windows to the rear and side. Radiator.

BEDROOM FIVE 12'max x 8'7 (3.66m x 2.62m)

Sliding sash window to the side. Cupboard housing the Heatrae Sadia Megaflo water cylinder. Radiator.

HOUSE BATHROOM 12'2 x 6'7 (3.71m x 2.01m)

Part opaque glazed sliding sash windows to the rear. Suite comprises: fully tiled showering claw foot bath with thermostatic rain head shower over, pedestal wash hand basin with tiled splashback and WC. Oak floorboards. Extractor fan. Radiator. Loft access.

LANDING

Sliding sash window to the side. Coving and dado rail. Consumer unit. Stairs leading to the second floor.

MASTER BEDROOM 18'0max x 15'10max (5.49m x 4.83m)

Full-height bay window to the front with sliding sash windows with a further sliding sash window to the side. Built in wardrobes. Coving and picture rail. Radiator.

SECOND FLOOR - LANDING / STUDY 6'7 x 5'4 (2.01m x 1.63m)

Sliding sash window to the side. Loft access. Radiator. (The Vendor has informed us that the loft is boarded out for storage. Ladder. Light.)

BEDROOM TWO 17'10max x 15'10max (5.44m x 4.83m)

Bay with sliding sash window to the front. Radiator.

BEDROOM FOUR 13'3 x 11'5max (4.04m x 3.48m)

(Narrowing to 7'2 x 5'7)

L-shaped room with sliding sash window to the side and timber double glazed window to the rear. Painted beam. Radiator.

SHOWER ROOM 7'4 x 6'11 (2.24m x 2.11m)

Contemporary shower room comprising: Fully tiled walk in shower cubicle with rainfall and hand held thermostatic shower, wash hand basin with vanity unit under and low level WC. Partially tiled walls and tiled flooring. Recessed lighting. Extractor. Chrome ladder style towel rail. Under floor heating.

BASEMENT / WORKSHOP 14'4 x 12'11 (4.37m x 3.94m)

Accessed from the hallway via stone steps. Timber window out to the rear garden. Gas meter. Access hatches to underfloor areas at the front of the property. Further storage area. Power and light.

CELLAR 16'7 x 12'3 (5.05m x 3.73m)

Accessed from the Boot Room. Down stone steps to ... the Cellar which is divided into two areas ...

- Vent to the side. Manhole cover to sump pump. Power and light. 12'3 x 6'7
- Timber window to the Side. Glow Worm compact gas central heating boiler. Power and light. 12'3 x 10'

OUTSIDE

TO THE FRONT

Walled and double hedged boundary with central feature planting and gravelled pathway. Wrought iron gate with paved pathway leads to the front entrance door which is positioned on the side of the property. Pathway leads onto a further bespoke wrought iron gate leading through to the rear garden.

TO THE REAR

From the wrought iron gate, stone paved pathway and steps lead down to the rear garden. Mainly laid to lawn with boundary bedding and mature tree. Paved pathway leads across the garden to a utility garden. Low level fencing and gate boundary separate this area from the main garden but this could easily be reinstated as rear garden. Further pedestrian gate leads to the back lane.

GARAGE 17'5 x 11'5 (5.31m x 3.48m)

Brick-built single garage with folding arched pitch-pine doors at both front and rear, with bespoke wrought iron hinges and latches. Further pedestrian door leads to the utility garden area. Roof void storage. BT point. Power and light.

COUNCIL TAX

Council Tax Band E

SERVICES

Mains Water
Electricity
Mains Drainage
Gas central heating

VIEWINGS

All viewings are strictly by appointment through Joplings Property Consultants, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694802.

OPENING HOURS

RIPON: Mon - Fri - 9am - 5.30 pm
Saturday - 9am - 1pm
Sunday - Closed

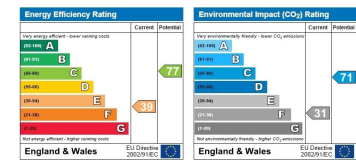
JOPLINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Architectural Designers, Building Surveyors and Valuers with offices in both Ripon & Thirsk.









IMPORTANT NOTICE

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statements or fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

Any areas, measurements or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Joplings has the authority to make or give any representation or warranty whatsoever in relation to this property or these particulars not enter into any contract relating to the property on behalf of the vendor. We have not inspected the deeds to the property and therefore any reference or inference to boundaries, rights of way etc. are subject to confirmation.

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