



2 Kirkby Avenue
Ripon, North Yorkshire HG4 2DR
Guide price £499,950



SITUATED IN A POPULAR AREA OF THE CITY OF RIPON WITHIN THE CATCHMENT AREA FOR THE GRAMMAR AND OTHER PRIMARY AND SECONDARY SCHOOLS - WE HAVE PLEASURE IN OFFERING FOR SALE THIS ATTRACTIVE DETACHED FIVE BEDROOM SPACIOUS FAMILY HOME ARRANGED OVER THREE FLOORS INCLUDING A LARGE LIVING KITCHEN WITH BI FOLDING DOORS OPENING OUT ONTO THE REAR GARDEN, SITTING ROOM, OFFICE / SNUG, UTILITY AND WC - IS ESSENTIAL TO VIEW TO APPRICIATE THE STANDARD AND QUALITY THE CURRENT OWNERS HAVE LOVINGLY PLACED. THE MASTER BEDROOM IS WITHOUT DOUBT THE WOW FACTOR WITH DRESSING ROOM, ENSUITE BATH SHOWER ROOM, AND MEZZANINE FLOOR, THE TOP FLOOR BEDROOM INCLUDES A SNUG AREA AND A CLEVERLY DESIGNED ENSUITE SHOWER ROOM. ENCLOSED GARDENS TO THE REAR WITH PAVED SEATING AREA PERFECT FOR THOSE ALFRESCO DINING DAYS, OPEN ASPECT TO THE FRONT WITH OFF STREET PARKING AND GARAGE WITH STORE.



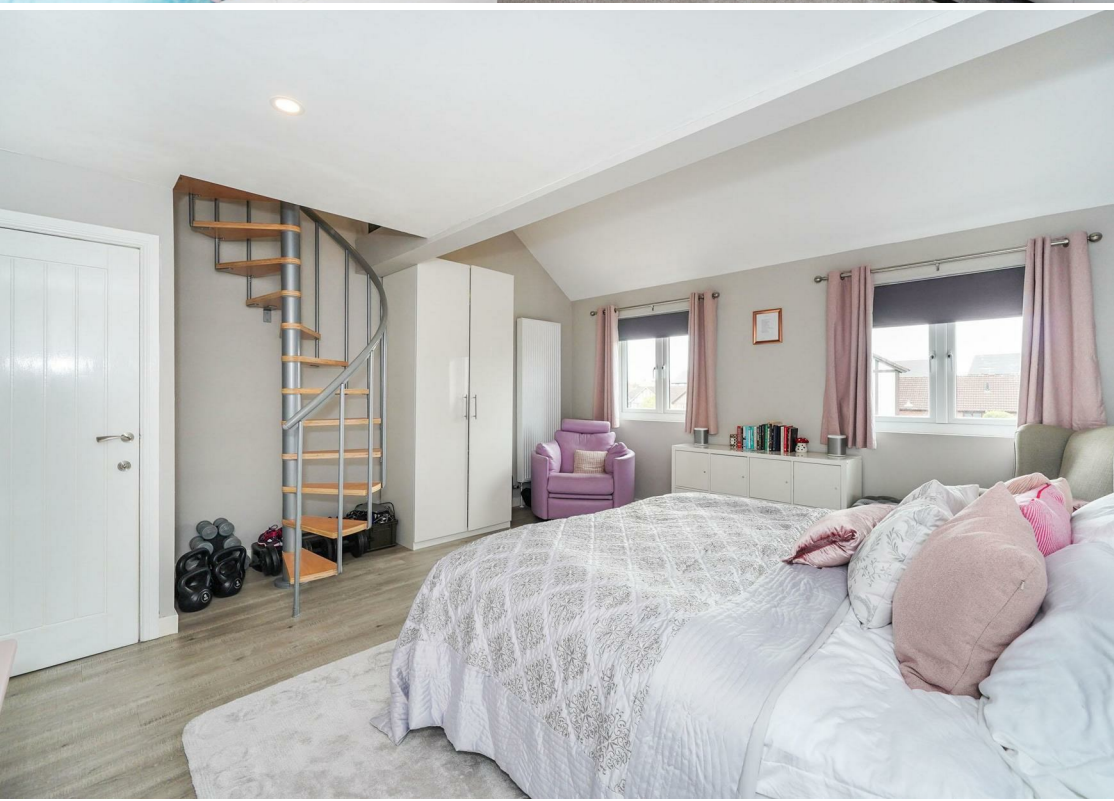
Description

A beautifully presented detached family home revealing greatly improved accommodation, occupying a corner plot position in this sought after development so conveniently placed for Ripon Grammar school and amenities.

A fabulous opportunity to purchase a detached family home, finished to a high standard, occupying a larger than average plot in this ever popular development. With double glazing and gas central heating system the accommodation in brief comprises: Entrance hallway, sitting room, stunning kitchen dining room with bi folding doors onto the rear garden, study / snug, utility room, store room and WC all to the ground floor. To the first floor four bedrooms master with ensuite bathroom, dressing room and Mezzanine floor and house bathroom. To the second floor a light and airy bedroom with shower room, snug area. Enclosed garden to the rear with seating area and mature trees and shrubs, open aspect to the front with off street parking for a number of vehicles. Internal inspection in vital to appreciate the stand and quality of this stunning family home.

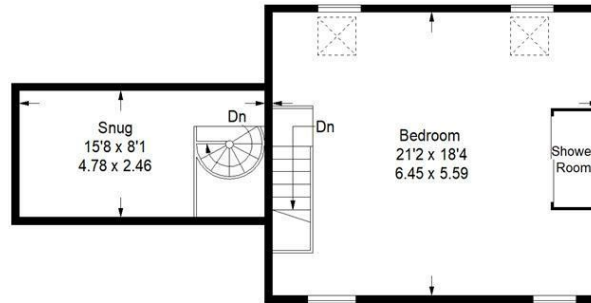
Location

Kirkby Avenue remains a particularly sought after residential area, to the west of Ripon city centre and comprises similar attractive detached properties adding to the overall appeal. The area is close to open countryside, whilst Ripon's city centre offers a wide choice of service and shops, catering for all daily needs. There are excellent sporting facilities and numerous clubs and societies together with excellent schools for all age groups. For the commuter or those requiring travel throughout the area, Ripon supports an excellent bus service and a first class road network which connects with the nearby A1/M

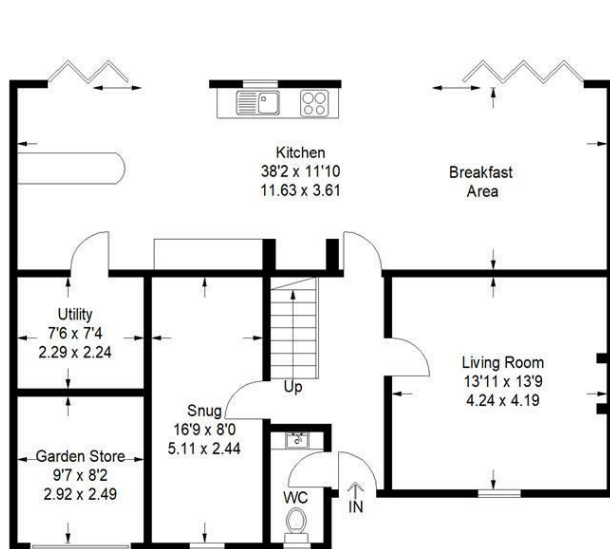




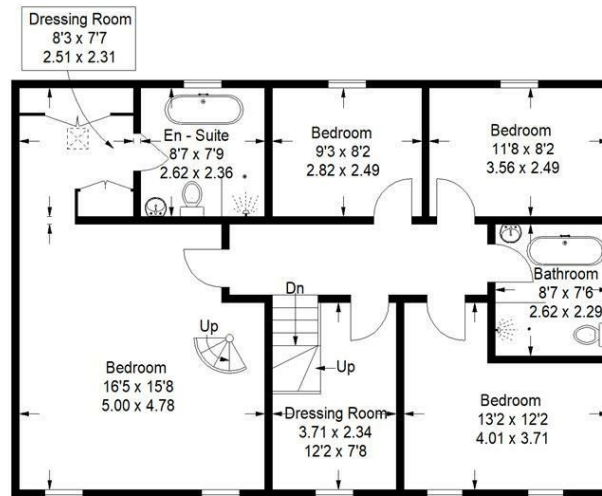
Approximate Gross Internal Area = 232 sq m / 2498 sq ft
 Garden Store = 7.2 sq m / 78 sq ft
 Total = 239.2 sq m / 2576 sq ft



Second Floor = 48.6 sq m / 523 sq ft



Ground Floor = 90.8 sq m / 978 sq ft



First Floor = 92.6 sq m / 997 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

