



Grange Park Road Ripon, North Yorkshire
Asking Price £700,000

LINLEY &
SIMPSON



Grange Park Road

Ripon

North Yorkshire

HG4 2NJ

Occupying a generous and highly desirable position just off South Grange Road, this impressive four bedroom property offers spacious and versatile accommodation, beautifully maintained throughout and set within approximately one-third of an acre.

From the moment you arrive, the property makes an excellent impression, with a generous driveway providing ample parking for multiple vehicles, together with a single garage and car port. The established gardens are a particular feature, offering a wonderful degree of privacy and an excellent setting for outdoor entertaining and relaxation.

Internally, the accommodation extends to over 2,030 sqft in total and is thoughtfully arranged over two floors.



Ground Floor

The welcoming entrance leads into a spacious central hall, providing access to the kitchen diner, reception rooms, house bathroom and two double bedrooms.

The impressive sitting room is a generous and comfortable space, ideal for both everyday family life and entertaining. A further highlight is the superb garden room, which enjoys a particularly attractive outlook over the gardens and provides a versatile additional reception space. The dining room sits conveniently alongside the kitchen and offers a natural setting for formal meals and entertaining. A well-proportioned, modern kitchen provides excellent scope for family cooking and day-to-day living.

Completing the ground floor are two generously proportioned bedrooms, the principal of which benefits from an en-suite shower room, along with a family bathroom and useful additional storage.

First Floor

The first floor provides two further bedrooms serviced by a shower room and a shower room, making the property particularly well suited to families, those requiring guest accommodation, or buyers looking for flexible space for working from home.

External

The grounds are a major attraction of this property. Set within approximately one-third of an acre, the substantial and well-established gardens provide a rare combination of space, maturity and privacy. A large patio area creates an excellent outdoor entertaining space, perfect for summer dining and enjoying the gardens, while a pond adds an attractive focal point and further character. A Summer House with power provides additional space for use such as a home office, gym or hobby room. The extensive driveway provides parking for multiple vehicles and leads to the garage and car port, offering excellent storage and parking facilities.







Location

Grange Park Road enjoys a peaceful setting within easy reach of everything Ripon has to offer. This historic cathedral city is renowned for its warm community, magnificent cathedral, thriving weekly market, independent shops, cafés, restaurants and excellent leisure facilities including a racecourse, swimming pool, golf course and more. Highly regarded schools (including the outstanding Ripon Grammar School) are within catchment, and the city provides superb transport links to Harrogate, Thirsk, the A1(M) and A19 – making it an ideal base for work, school or simply enjoying the glorious Yorkshire countryside.

Material Information

Council Tax Band: F

EPC: C

Tenure: The property is freehold.

Planning: Please check the NYCC website for any planning applications in the area.

Mobile phone coverage: See ofcom website for more details.

Broadband: Ultrafast broadband available.

Services: The property has mains gas, electricity, water and drainage/sewerage, which were connected and working at the time of inspection.



Grange Park Road, Ripon, HG4

Approximate Gross Internal Area
Main = 159.2 sq m / 1714 sq ft
Limited Use Area = 10.8 sq m / 116 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 188.6 sq m / 2030 sq ft

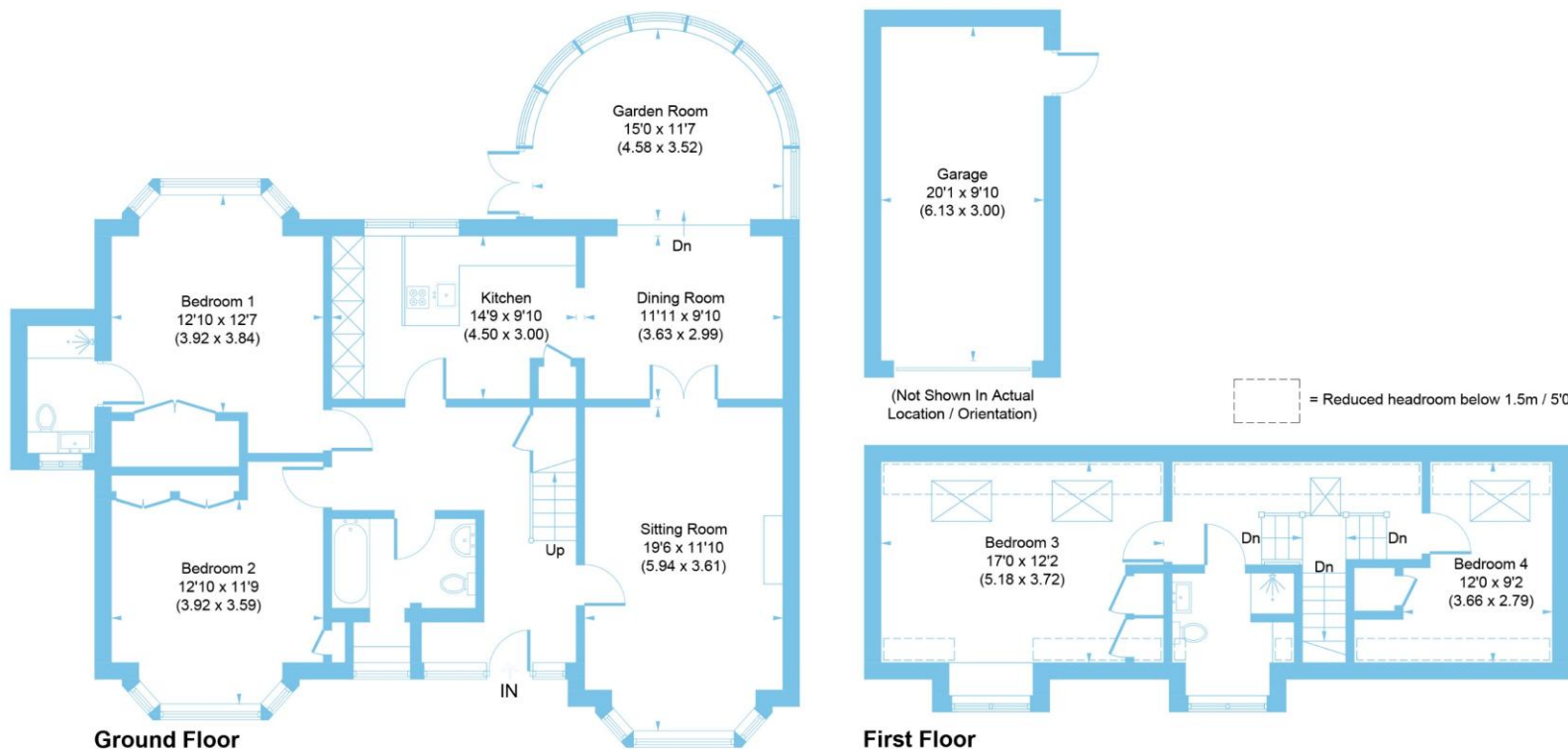


Illustration for identification purposes only, measurements are approximate,
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Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.



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