45 NORTH ROAD

RIPON, HG4 1JR

£595,000

FREEHOLD

Discover this remarkable home, brimming with character and charm, where 200 years of history meet soaring high ceilings and a breath taking garden that dreams are made of! Situated on North Road in the charming city of Ripon, this splendid semi-detached period house offers a delightful blend of classic elegance and modern comfort. Spanning an impressive 2,442 square feet, this property boasts an abundance of space, making it an ideal family home.

MONROE

SELLERS OF THE FINEST HOMES

45 NORTH ROAD

• Stunning Character Property Full of Charm • 4 Generous Double Bedrooms with Bay Windows • Period Features Throughout the Whole Home • Set on a Substantial Plot • Offering High Ceilings and Gorgeous Fireplaces in Every Room • Set Over 2,400 sqft of Beautiful Living Space • Ample Off Street Parking plus Garage • Fantastic Summer House with Hot Tub, Perfect for the Summer Months • Beautiful Garden with Pond and Private Vegetable Patch • Prime Ripon Location within Waking Distance of the Town Centre

This charming property, with a rich history spanning 200 years, is ideally situated on the prestigious North Road, seamlessly blending character with generous living space, both inside and out. Nestled in one of Ripon's most sought-after neighbourhoods, this home offers a distinctive living experience enhanced by personalised features that combine tranquillity with the conveniences of city life. Renowned for its beautiful Georgian architecture, lively market square, independent shops, and top-tier restaurants, Ripon truly is a wonderful place to call home.

This impressive four-bedroom residence showcases numerous original elements, including delightful fireplaces in every room and soaring ceilings adorned with large bay windows that flood the interiors with natural light. With ample reception areas and spacious bedrooms, this home is perfectly designed for family living.

Upon entering, you are welcomed by a charming dining hallway featuring a copper fireplace, which sets a warm and inviting tone throughout the home. The living room, with its elegant fireplace and expansive bay window, provides a lovely space for relaxation. Additionally, a family room boasts another stunning marble fireplace and bay window, along with convenient access to a guest WC and shower room.

The kitchen is generously sized, accommodating a double oven and an island, while offering easy access to a spacious utility area that provides plenty of storage.

Upstairs, the principal suite serves as a true retreat, complete with a walk-in wardrobe and an en-suite bathroom, accompanied by three further roomy double bedrooms, two of which feature fitted wardrobes. These bedrooms share a well-appointed house bathroom.

Outside, this property truly shines with its array of features, including various outbuildings, a garage, a summer house, a hot tub, a vegetable patch, and beautifully landscaped gardens, not to mention a serene pond.

Don't miss out on the opportunity to make this fantastic home your own. Please call Monroe to schedule your viewing!

REASONS TO BUY

- Full Of Character and Charm
- Two Sitting Rooms with Bay Windows
- High Ceilings and Fireplaces in Every Room
- Main Bedroom With En-Suite and Bay Window
- Garage & Car Port
- Summer House & Hot Tub
- Various Outbuildings

- Excellent Transport Links

ENVIRONS

The property is just a short walk from the charming city centre and offers easy access to the beautiful Yorkshire Dales and Nidderdale Area of Outstanding Natural Beauty. With excellent road connections to Harrogate, York, and Leeds, it is an ideal location for families and professionals alike.
North Road features a mix of attractive period and executive homes, fostering a strong sense of community and proximity to reputable schools, leisure facilities, and riverside walks. This location offers a perfect blend of city living and rural charm, providing a refined lifestyle in one of North Yorkshire's most sought-after cathedral cities, with convenient access to amenities and recreational facilities.

SERVICES

We are advised that the property has mains water, electricity, and drainage.

LOCAL AUTHORITY

North Yorkshire Council

TENURE

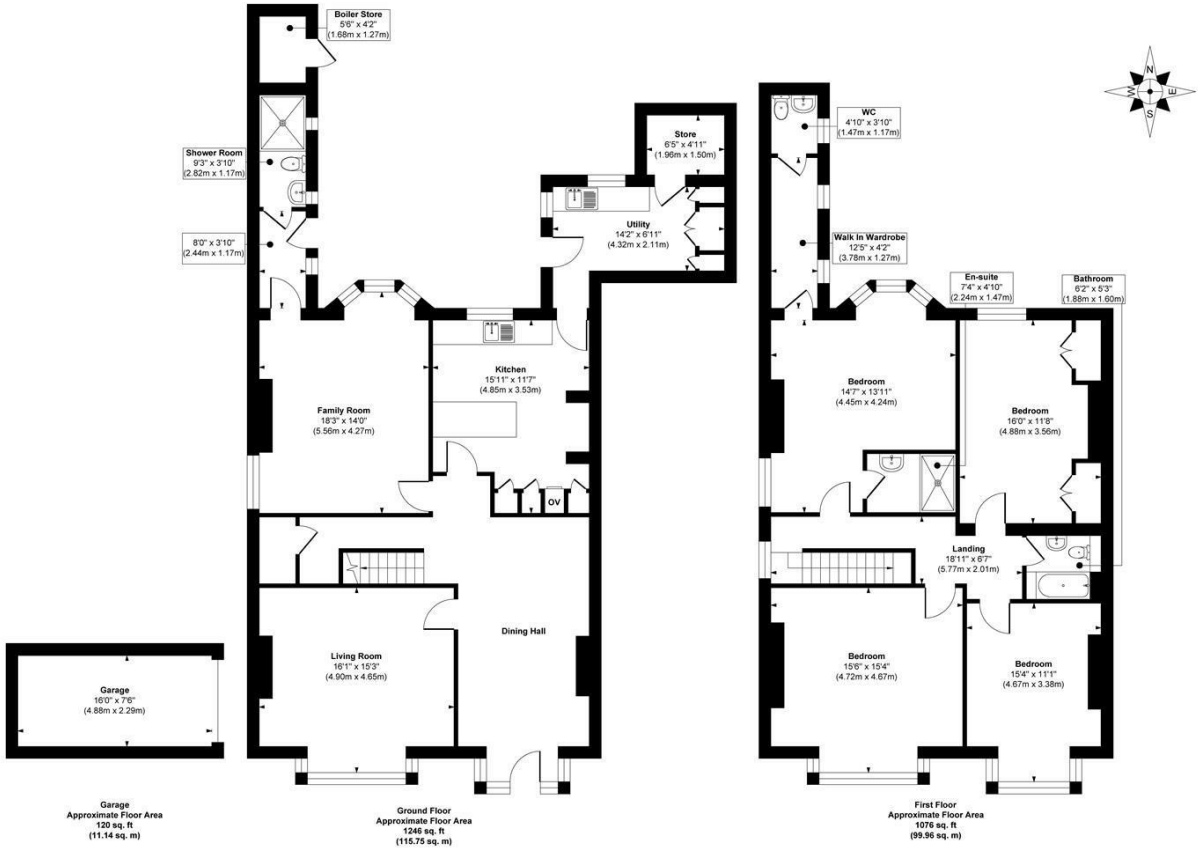
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

In Accordance with the Estate Agents Act 1979, we must disclose that this property is being sold on behalf of a staff member.

45 NORTH ROAD



Approx. Gross Internal Floor Area 2442 sq. ft / 226.85 sq. m (Including Garage)

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

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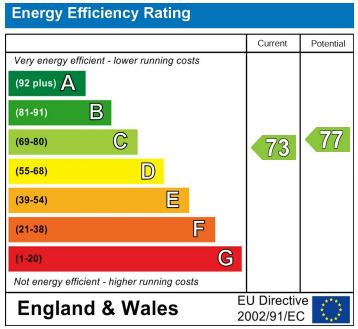

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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