



6 Doublegates Avenue
Ripon, North Yorkshire HG4 2TP
Guide price £310,000



UNEXPECTEDLY REOFFERED TO THE MARKET

EXCELLENT LOCATION WITHIN THE CATCHMENT AREA FOR A SECONDARY AND GRAMMER SCHOOLS

THREE BEDROOMS - MASTER ENSUITE

DINING KITCHEN, LIVING ROOM, CONSERVATORY AND GROUND FLOOR WC

STUNNING REAR GARDEN WITH GREENHOUSE, SHED AND PAGOLA

GARAGE WITH ELECTRIC UP AND OVER DOOR DRIVEWAY FOR FURTHER OFF STREET PARKING

EPC C



Description

An attractive, well presented modern detached home. The property is convenient for local schools, and Ripon Grammar . A well proportioned accommodation with an ensuite to the master bedroom and a conservatory extension to the rear. With the benefit of gas central heating and sealed unit double glazing the accommodation briefly comprises to the Ground Floor: Entrance vestibule, cloakroom, sitting room, conservatory and dining kitchen. First Floor: Master bedroom with ensuite shower room, two further bedrooms and family bathroom. Outside: Rear patio area and enclosed garden with Pagoda, shed and greenhouse. Drive leading to an attached garage.

Location

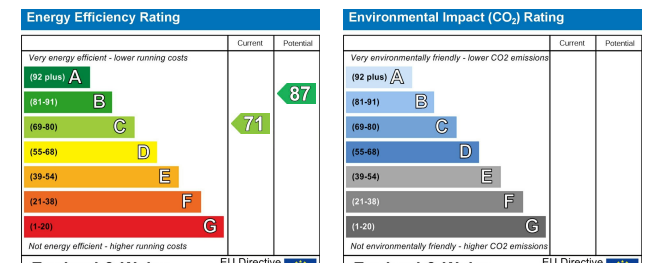
Doublegates Green is part of a maturing development located off Clothholme Road, the home of the renowned Ripon Grammar School and there are primary schools within easy walking distance plus a nearby convenience store. The Cathedral City centre is easily accessible and offers an extensive range of shops, services and supermarkets, centred around a central market place with weekly market, there are also pubs, bars and restaurants in the city centre. There are leisure facilities including the nearby Spa Baths, a leisure centre, sports clubs, racecourse and golf club, whilst exceptional countryside surrounds the city with historic parks, gardens and the Yorkshire Dales and Moors on the city's doorstep. For the commuter there is easy access to the A1 and a number of link roads providing convenient journeys to Harrogate, Leeds, York and the region's motorway network and business centres.

Directions

Leave Ripon's market place on Westgate and at the T-junction turn left onto Park Street and continue until reaching the mini roundabout. Continue ahead onto Clothholme Road and follow the road past the schools and then take the left hand turning into Doublegates Avenue. The property can be seen on your right handside at the start of Hornblower Close.







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