



28 Whitcliffe Lane, Ripon, North Yorkshire, HG4 2JL

Situated in a popular and well-established location in Ripon, this attractive three-bedroom semi-detached family home offers spacious and versatile accommodation, together with excellent potential for future improvement or extension. Offered to the market chain-free, the property is an ideal opportunity for families, first-time buyers or those looking for a home they can adapt and make their own.

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**28 Whitcliffe Lane, Ripon, North
Yorkshire, HG4 2JL**

Guide Price: £310,000

- Three-bedroom semi-detached family home
- Chain-free sale
- Spacious and versatile accommodation
- Two double bedrooms plus a single bedroom
- Separate kitchen and dining room
- Driveway and garage
- Good-sized rear garden

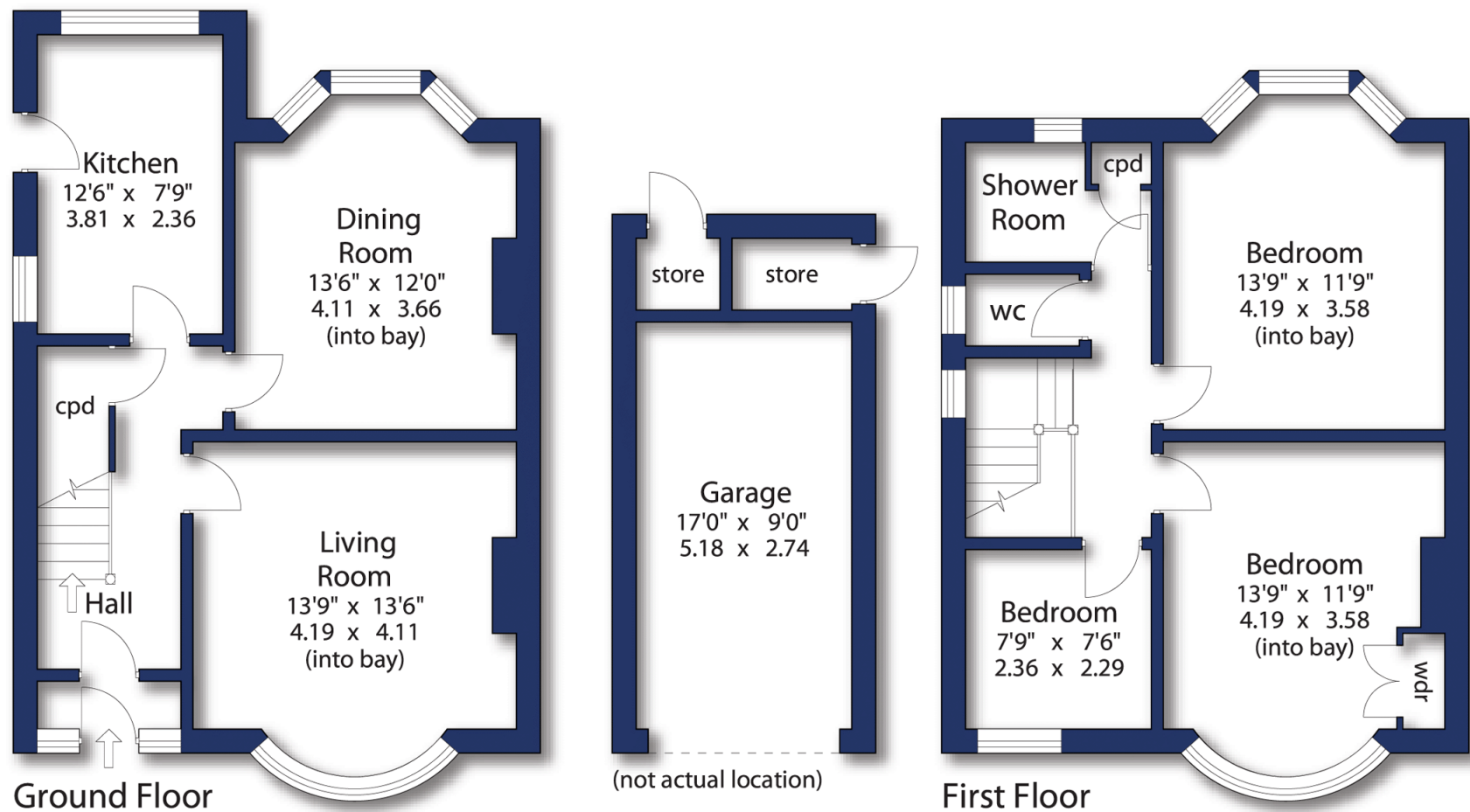


General remarks

On entering, the welcoming hallway provides access to the principal rooms. The lounge is positioned to the front of the property, enjoying plenty of natural light through the bay window, while to the rear are a separate kitchen and dining room, providing practical everyday living space with plenty of flexibility for modern family life. To the first floor are two well-proportioned double bedrooms, a further single bedroom and the house bathroom. The accommodation provides a useful balance of bedroom and living space, with the potential to reconfigure or extend, subject to the necessary planning consents.

Externally, the property benefits from a private driveway and garage, providing valuable off-road parking and storage. A delightful front garden with mature shrubs. To the rear is a good-sized garden, offering plenty of space for outdoor entertaining, children to play or keen gardeners, while the position enjoys lovely open views across the adjoining fields.

Floorplans

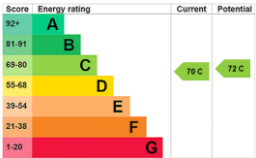


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- North Yorkshire Council
- Council Tax Band

Tenure, Services & Parking

- Freehold
- Mains gas, electric, water and drainage. Domestic heating is gas
- Off road parking and garage

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For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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Referral Fees

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