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LINLEY & SIMPSON







WATER SKELLGATE, RIPON, NORTH YORKSHIRE, HG4 1BH

Asking Price £300,000

4 BEDROOM TERRACED HOUSE
EPC Rating: D

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Situated in the centre of the historic city of Ripon, this beautifully modernised four-bedroom townhouse offers stylish, spacious accommodation arranged over three floors. Combining contemporary finishes with practical living, the property is ideally located within easy walking distance of Ripon's excellent range of shops, cafés, restaurants, schools and local amenities.

The welcoming entrance leads into a well-presented living room, creating a comfortable space to relax and unwind. To the rear of the property is an impressive open-plan kitchen and dining room, featuring a modern fitted kitchen with a range of integrated appliances including a fridge/freezer, dishwasher and wine cooler, making it ideal for both everyday living and entertaining.

The first floor offers two generous double bedrooms, both benefiting from fitted wardrobes. The spacious principal bedroom provides excellent storage, while the contemporary house bathroom is finished to a high standard and features a luxurious freestanding bath alongside a separate walk-in shower.

The second floor comprises a further double bedroom with its own en-suite shower room, together with a fourth single bedroom, offering flexible accommodation for family members, guests or those working from home.

Externally, the property enjoys an enclosed rear garden with a useful outhouse, providing additional storage or workspace. Further benefits include a combination of underfloor heating and gas central heating for year-round comfort.

This exceptional home offers a fantastic opportunity to enjoy modern living in one of North Yorkshire's most sought-after cathedral cities, with excellent amenities right on the doorstep.

Material Information

Tenure - The property is Freehold
Services - The property has mains electricity, gas, water and drainage/sewerage, which were connected and working at the time of our inspection.
Heating - Gas Central Heating
Broadband & Mobile Signal - Please check the Ofcom website.
Flood Risk – Very low risk of flooding.
Planning Permission – None in the immediate area.
EPC: D
Council Tax: C

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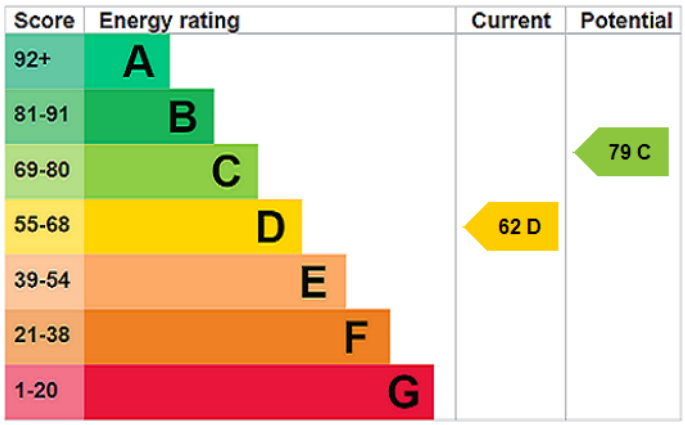












Water Skellgate, Ripon, HG4

Main House = 131.3 sq m / 1413 sq ft
Limited Use Area = 6.8 sq m / 73 sq ft
Approximate Gross Internal Area = 138.1 sq m / 1486 sq ft

= Reduced headroom below 1.5m / 5'0

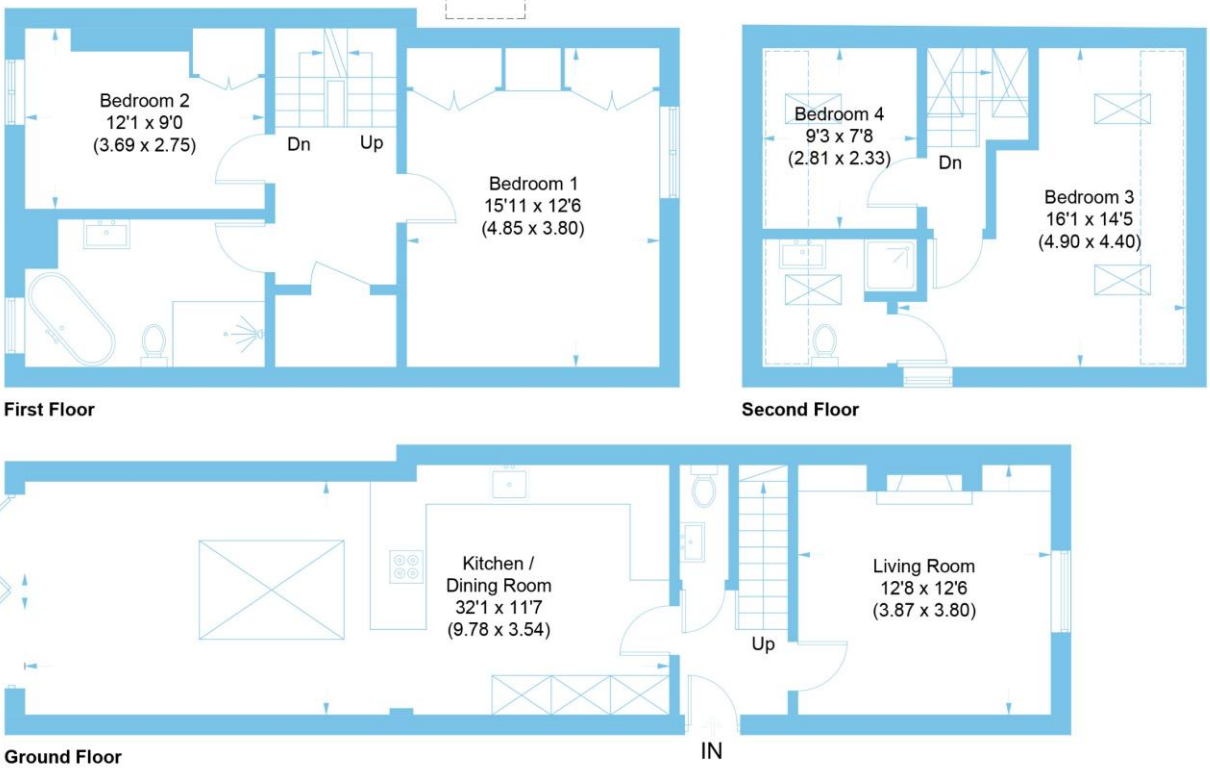


Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.