



SKELLBANK, RIPON, NORTH YORKSHIRE, HG4 2PT

Asking Price £280,000

3 BEDROOM SEMI DETACHED HOUSE
EPC Rating: C

LINLEY &
SIMPSON

Situated on the ever-popular Skellbank, close to the beautiful Spa Gardens and within easy walking distance of Ripon's historic market place, this well-presented three-bedroom semi-detached home offers an excellent combination of modern living, practical space and future potential.

At the heart of the home is an impressive open-plan kitchen, dining and living area, creating a bright and sociable space ideal for both everyday family life and entertaining. Extending across the rear of the property, it enjoys direct access to the garden, allowing the indoor and outdoor spaces to flow seamlessly together. Upstairs, there are three well-proportioned bedrooms, all benefiting from good natural light, together with a contemporary three-piece family bathroom finished in a modern, neutral style.

Externally, the property continues to impress with a generous south-facing rear garden, providing sunshine for much of the day. Mainly laid to lawn, the garden is enclosed, private and easy to maintain, making it an ideal space for families, outdoor dining or simply relaxing during the warmer months. The property also benefits from a garage and existing off-road parking. In addition, planning permission has been granted for a dropped kerb and the creation of a larger front driveway, providing parking for two vehicles and offering the potential to install EV charging if desired.

Skellbank remains one of Ripon's most desirable residential addresses thanks to its exceptional convenience. Spa Gardens, the city centre, independent shops, cafés, restaurants and the popular weekly market are all within easy walking distance, while nearby countryside walks are readily accessible. Ripon also offers an excellent range of amenities including supermarkets, leisure facilities, a racecourse and highly regarded schools, including the renowned Ripon Grammar School. For commuters, the city provides excellent access to Harrogate, Thirsk, the A1(M) and the A19, making it an ideal base for travel across North Yorkshire and beyond.

This is a superb opportunity to acquire a bright, well-maintained home in one of Ripon's most walkable and consistently desirable locations, offering immediate comfort alongside exciting scope for future enhancement.

Material Information

Council Tax Band: C

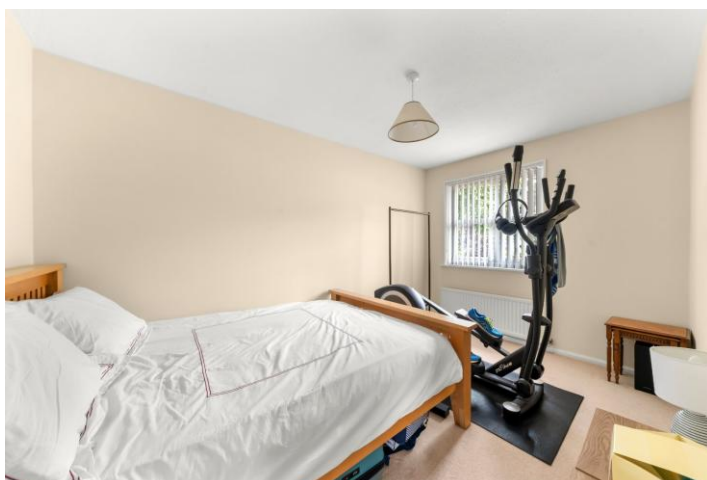
EPC Rating: C

Tenure: Freehold

Mobile phone coverage: See Ofcom website for more information.

Broadband: Superfast available.

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



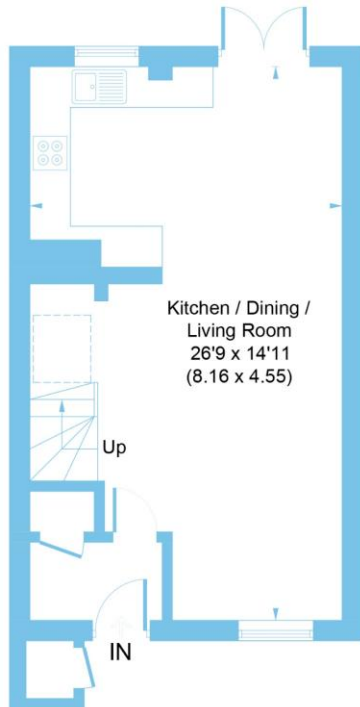
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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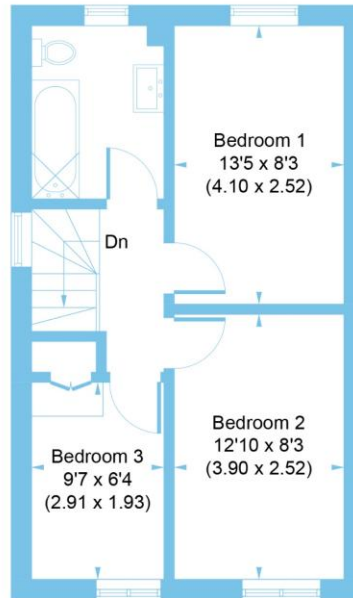
Approximate Gross Internal Area = 810 sq ft / 75.3 sq m
(Excluding External Cupboard)
Garage = 155 sq ft / 14.4 sq m
Total = 965 sq ft / 89.7 sq m



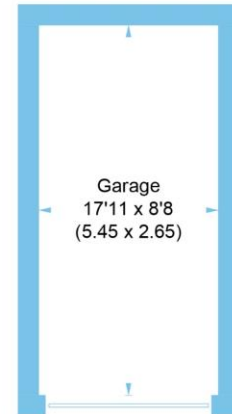
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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.