





Accommodation

Located in a popular residential area, this three bedroom semi detached house reveals a spacious interior and an exciting opportunity to renovate. The property is situated on a very good size plot, with generous gardens to three sides and currently, an extensive range of storage sheds.

Whilst the property does now need some updating, double glazing and gas central heating are already in place and once brought up to date, this will make a fantastic family home. There is also undoubtedly great extension potential, subject to necessary consents.

The property occupies a handy location with ease of access to the city centre and all of Ripon's shops, restaurants and amenities. The house is also located close to the Ripon Leisure centre, which now houses the new swimming baths. The location is ideal for walkers, with lovely walks close by, whilst also only being seconds away from the bypass.

On the ground floor there is an entrance porch, inner hallway with storage cupboard and stairs rising to the first floor, living room with bay window and fireplace, dining/family room with wood burning stove and double doors to the rear garden, kitchen with a pantry and a range of fitted units, plus the downstairs wet room, which also offers space and plumbing for a washing machine. To the first floor there is landing with storage cupboard, three bedrooms and the house bathroom, fitted with a white suite, including a bath with shower and glazed screen over.

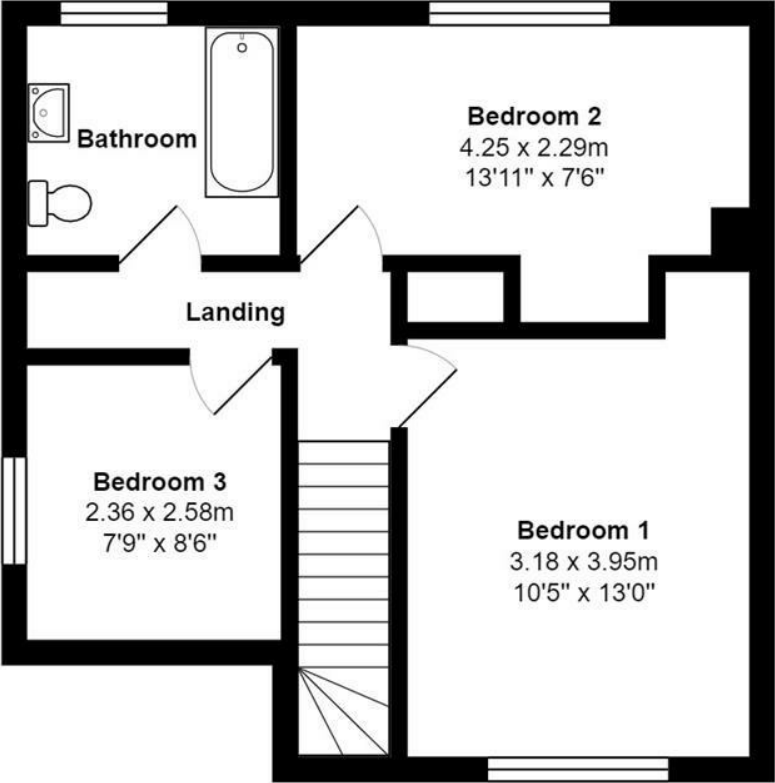
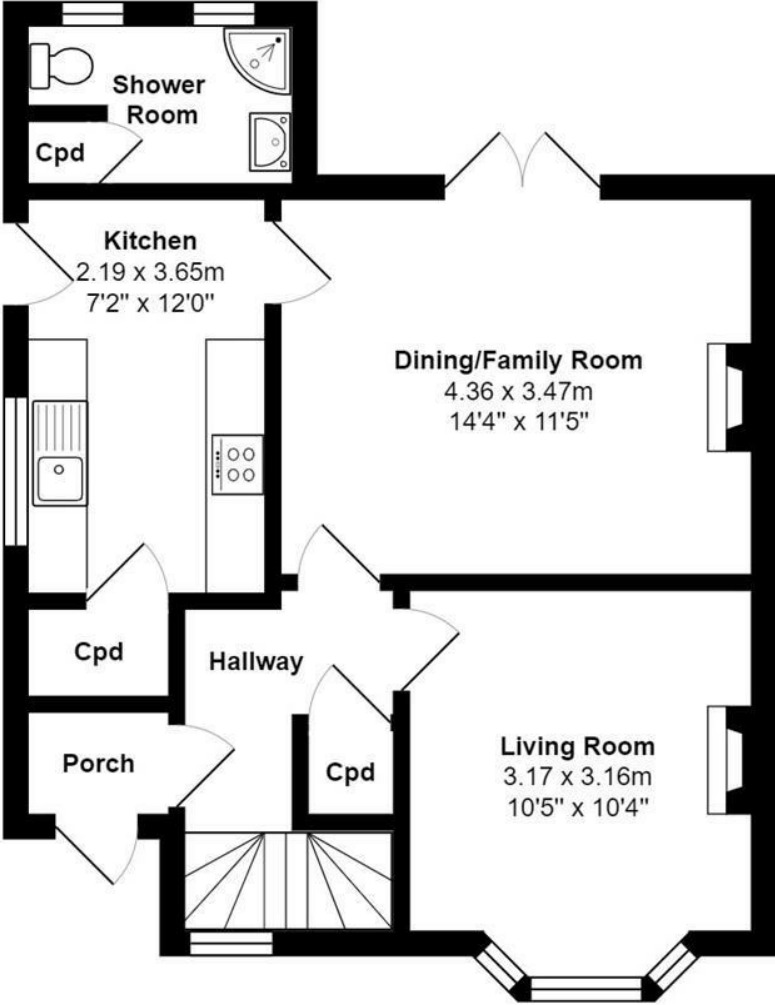
Externally there is a low maintenance garden to the front of the house, with a pathway leading to the front door and gate access to the side of the house. The rear garden is fantastic size, again designed for ease of maintenance, being predominantly paved. There is a brick built store and a further extensive range of timber sheds, which could either be utilised for storage, or removed to create more usable garden space.

Properties of this size and with such a great plot are rare in this price bracket and it is a must to view, to visualise the value for money and potential on offer.



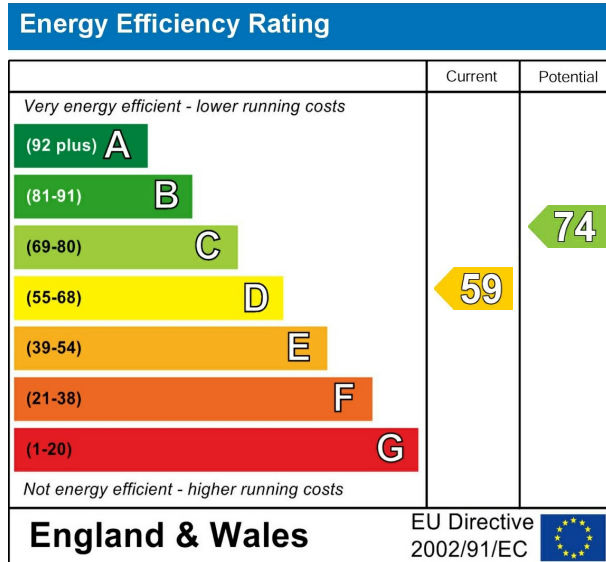


Floorplan





EPC



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