





## **Accommodation**

A very well-presented end terrace townhouse, located on a highly sought-after development and benefitting from an enclosed rear garden, which is a good size and beautifully kept by the current owner.

The accommodation is arranged over three floors, whilst part of the garage has also been converted to provide a utility/multi-functional space, adding flexibility to the layout. The property has been much improved in recent years, including a refreshed kitchen and new boiler and hot water system.

The property is surrounded by beautiful landscaped gardens, whilst also being conveniently located close to the city centre and Ripon's amenities. Ripon's secondary schools are also close by, including the renowned Ripon Grammar School.

On the ground floor there is a spacious entrance hall, cloakroom/WC and a large open plan kitchen/diner/family room, fitted with a range of units and integrated appliances, whilst also having double doors leading to the rear garden. The garage has been split, leaving a store to the front section with power and light, whilst the rear section has created a multi-functional utility/storage space. To the first floor there is a landing, living room with bi-fold doors onto a lovely balcony, the third bedroom and the house bathroom, which is fully tiled and fitted with a modern white suite, including a bath with glazed screen and shower over. On the top floor there is a further landing with airing cupboard, the main bedroom with a range of fitted wardrobes and ensuite shower room, plus the second bedroom.

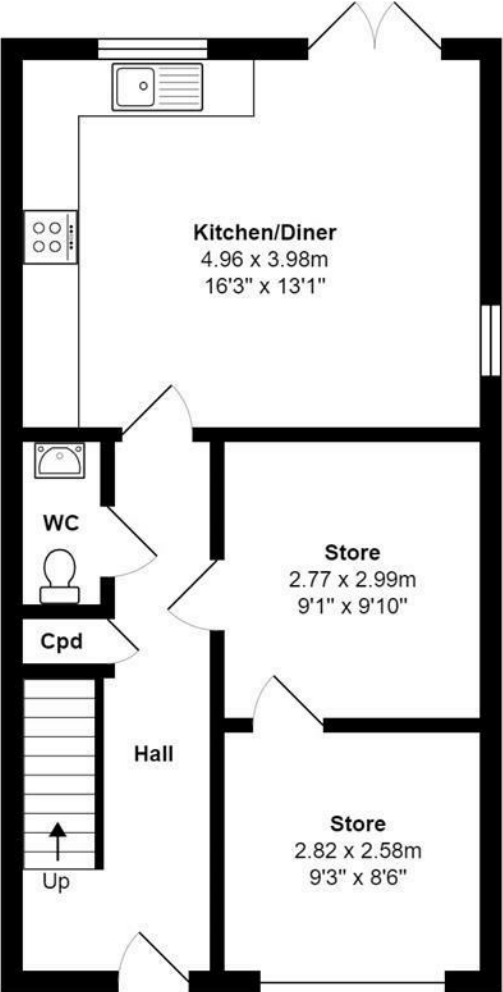
Externally there is a block paved driveway to the front of the house, providing parking and giving access to the garage/store. A path and gate give access to the rear garden, which is fully established and a good size. Well stocked with numerous shrubs, plants and trees, the enclosed garden is a real feature. Offering a good degree of privacy, the garden also has a large patio area, ideal for entertaining. A timber shed and garden room have been added, adding both storage and a further fantastic outdoor entertaining area.

With gas central heating and double glazing throughout, this delightful family home needs to be viewed.

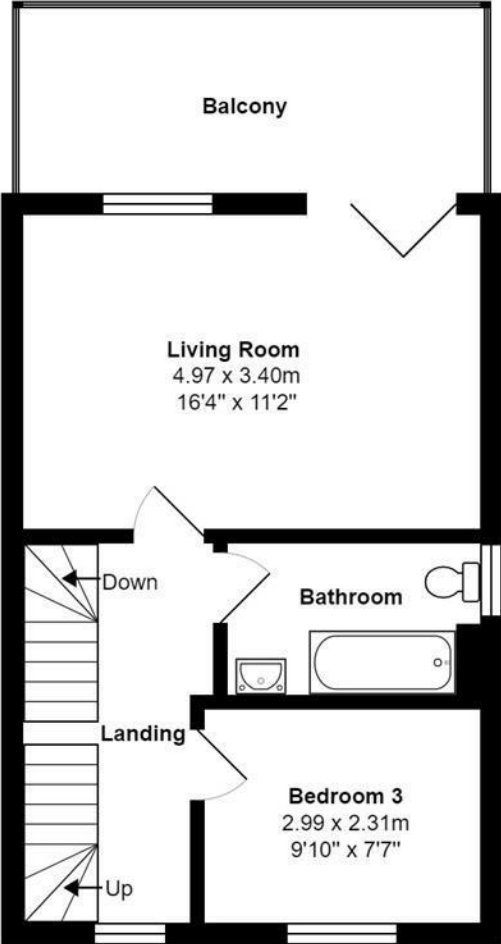




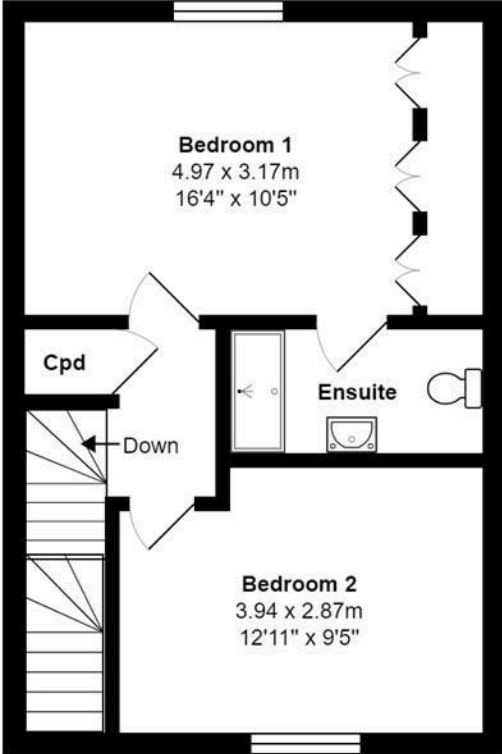
Floorplan



Ground Floor



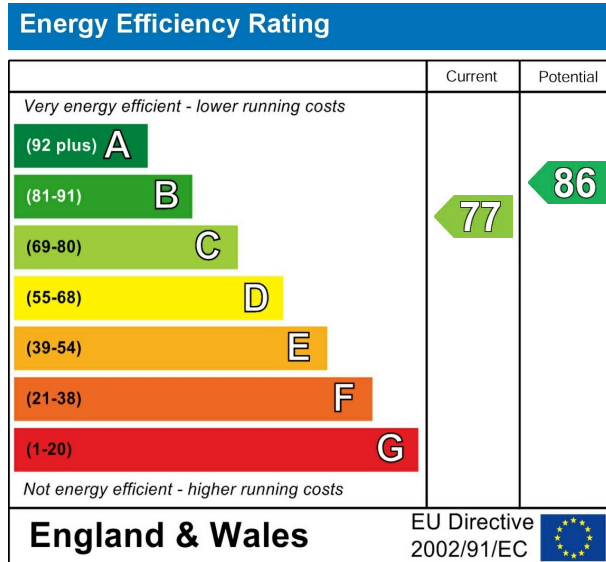
First Floor



Second Floor



EPC



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