







## **Accommodation**

A beautifully presented mid terraced townhouse, located on a highly sought-after development and benefitting from an enclosed rear garden and a lovely open outlook.

The immaculate accommodation is arranged over three floors, offering a flexible layout and the stunning kitchen is a particular highlight.

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, with a cloakroom/WC and access to the integral garage. A large open plan kitchen/diner completes the downstairs layout, fitted with an extensive range of stylish units and integrated appliances, whilst there is space for a dining table and double doors lead to the rear garden. To the first floor there is a landing, living room with double doors onto the balcony which enjoys wonderful views, the third bedroom and the house bathroom, which is fully tiled and fitted with a modern white suite. 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, plus a low maintenance gravelled garden. A path and gate give access to the rear garden, which is fully enclosed and ideal for purchasers with pets and children. The garden is part laid to lawn, whilst also offering a patio entertainment area, which attracts plenty of sunshine.

With gas central heating and double glazing throughout, this delightful family home needs to be viewed, which is ready to move into.



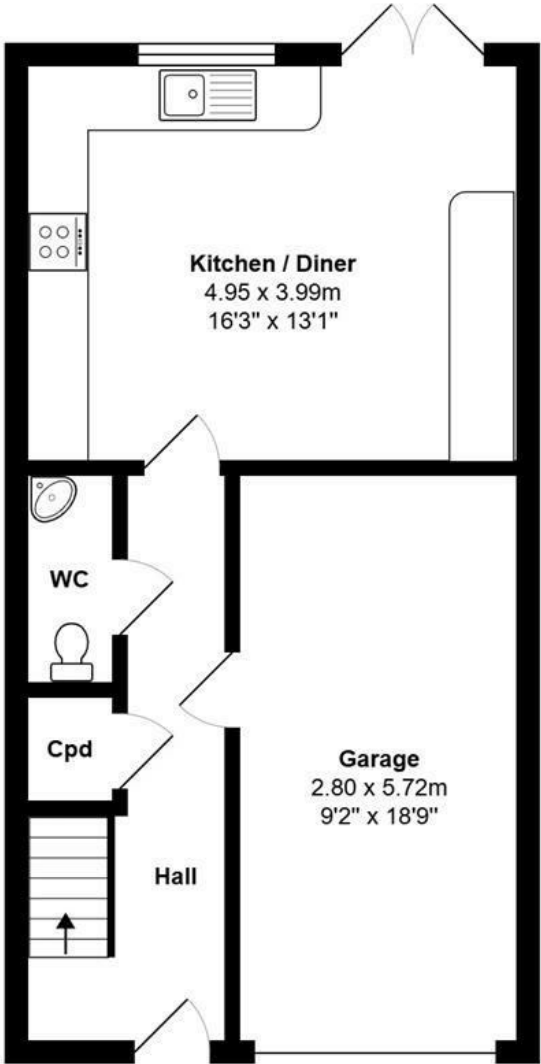




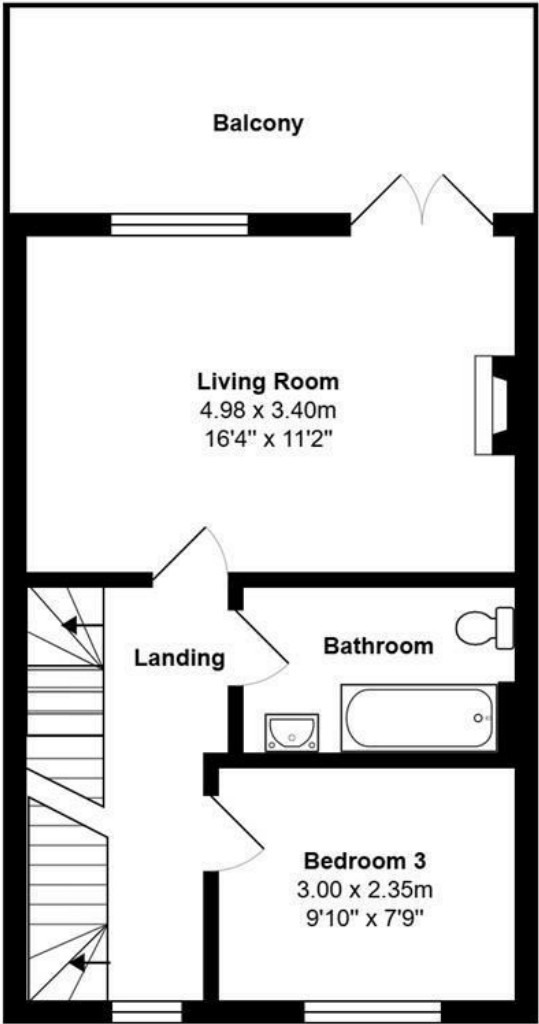




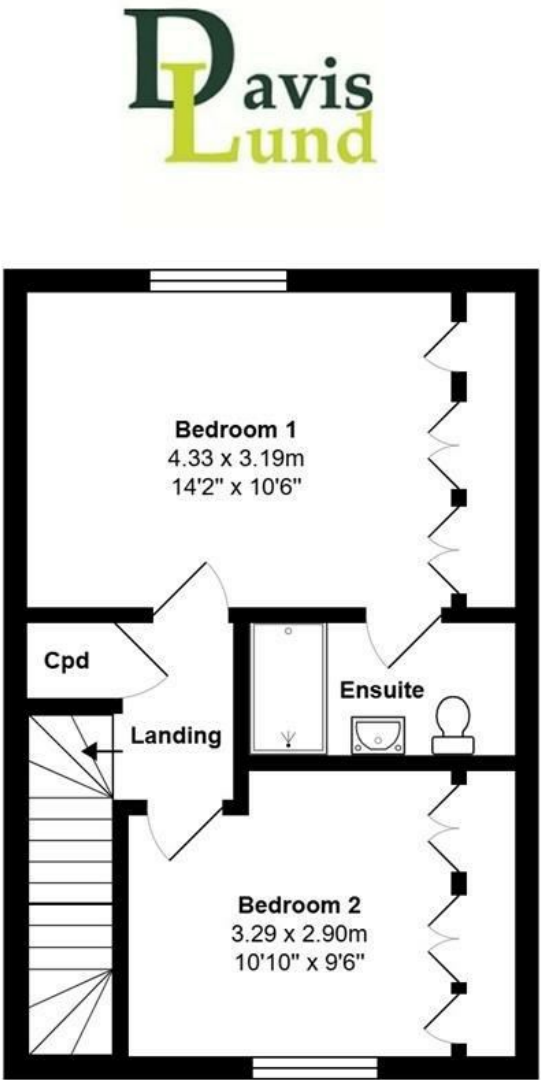
Floorplan



Ground Floor



First Floor



Second Floor

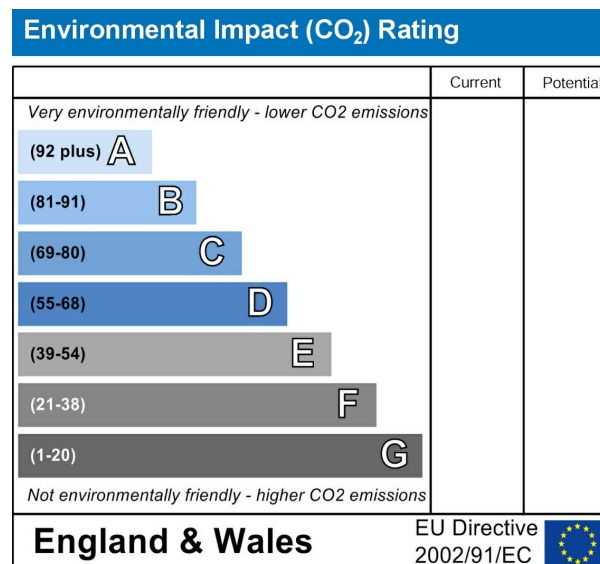
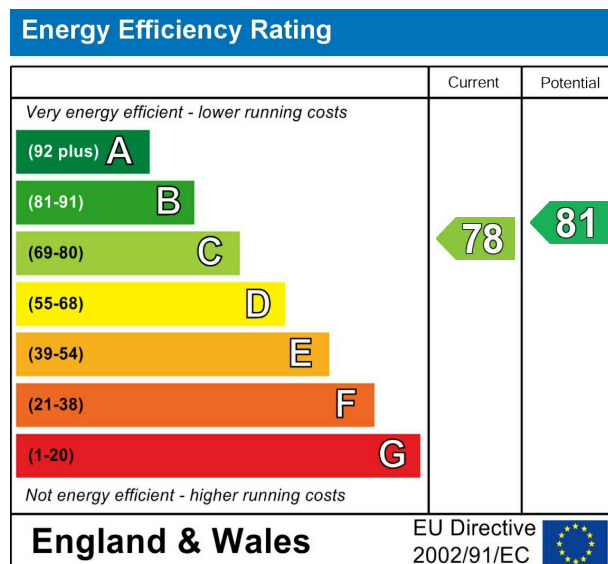








## EPC



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