

# HUNTERS®

HERE TO GET *you* THERE

6 Victoria Grove, Ripon, HG4 1LG

Asking Price £325,000

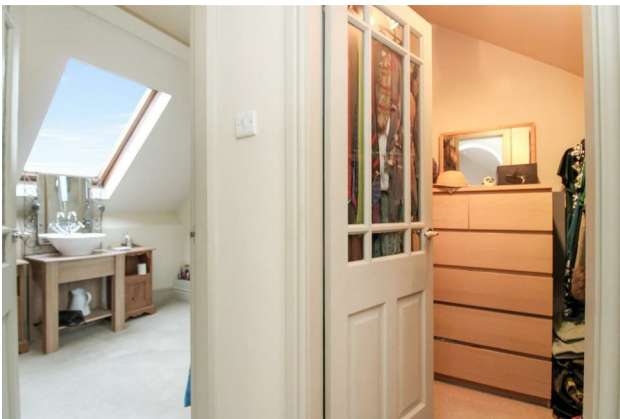
Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images

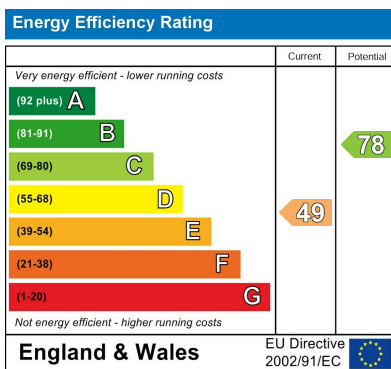


## Floorplan

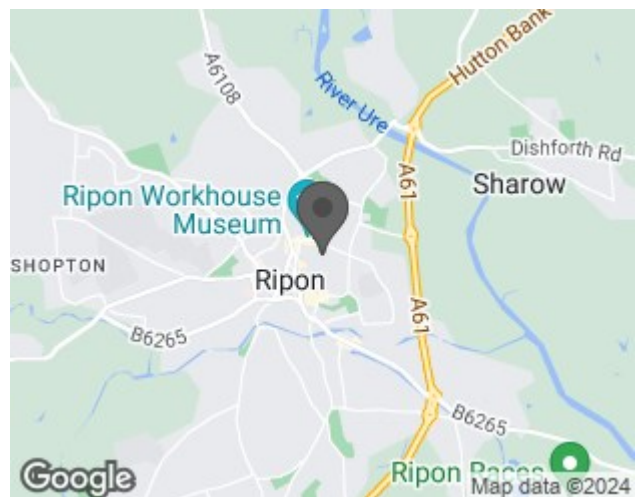


Total Area: 146.6 m<sup>2</sup> ... 1578 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## EPC



## Map



## Details

Type: House - Mid Terrace Beds: 5 Bathrooms: 2 Receptions: 2 Tenure: Flying Freehold

## Summary

Welcome to this lovely Victorian townhouse nestled in the vibrant heart of the city. This property spans three floors with lower ground level for storage and offers four/five bedrooms with flexible living space with exceptionally spacious interiors which expand over the archway.

As you enter, you are greeted by a thoughtfully designed open-plan ground floor, where the fitted kitchen seamlessly merges with the inviting lounge area. The perfect space for entertaining guests or enjoying quality time with family, this area is enhanced by an abundance of natural light that illuminates the room. A separate WC and utility room on this level add practical convenience to the home.

Descend into the lower level, where a useful cellar awaits, providing ample storage space for your needs. Ideal for stowing away belongings or creating a bespoke wine cellar, this area adds an extra dimension to the property.

Venture to the first floor, where four generously sized bedrooms await. One of these bedrooms, currently utilized as a second sitting room, offers versatility in how you choose to utilize the space. A spacious house bathroom on this level ensures both style and functionality.

Ascend to the second floor, where the master suite takes center stage. This sanctuary boasts a walk-in wardrobe, providing a great solution to your storage needs, and an en-suite shower room for added luxury. Enjoy breathtaking views towards the cathedral from the master bedroom.

Step outside to the rear of the property, where a delightful enclosed cottage garden awaits, providing the perfect backdrop for outdoor relaxation and entertainment.

In summary, this Victorian townhouse is a rare gem, combining historic character with contemporary living. With its spacious interiors, versatile layout, and rear cottage garden, all with central heating and double glazing.

## Features

- FOUR/FIVE BEDROOM VICTORIAN TERRACE • OPEN PLAN LIVING TO THE GROUND FLOOR • USEFUL LOWER GROUND CELLAR • FLEXIBLE FIRST FLOOR SITTING ROOM/BEDROOM • MODERN HOUSE BATHROOM • MASTER BEDROOM SUITE TO THE SECOND FLOOR WITH ENSUITE AND WALK IN WARDROBE • REAR ENCLOSED COTTAGE STYLE GARDEN • CITY CENTRE LOCATION • PARKING PERMIT ON APPLICATION • DOUBLE GLAZED AND CENTRALLY HEATED