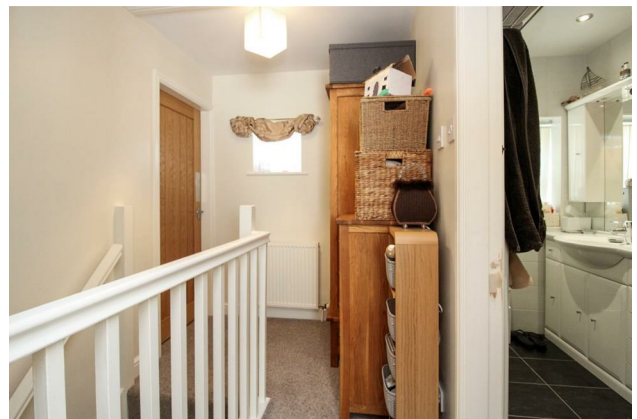


# HUNTERS®

HERE TO GET *you* THERE

**2 St. Marygate, Ripon, HG4 1LX**  
**Offers In The Region Of £215,000**

Property Images



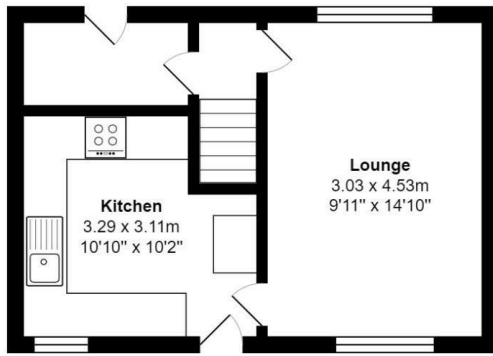
# HUNTERS®

HERE TO GET *you* THERE

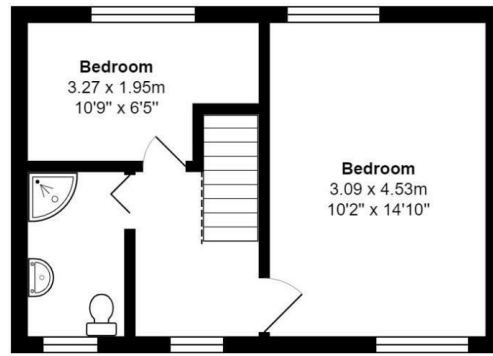
## Property Images



## Floorplan



Ground Floor



First Floor

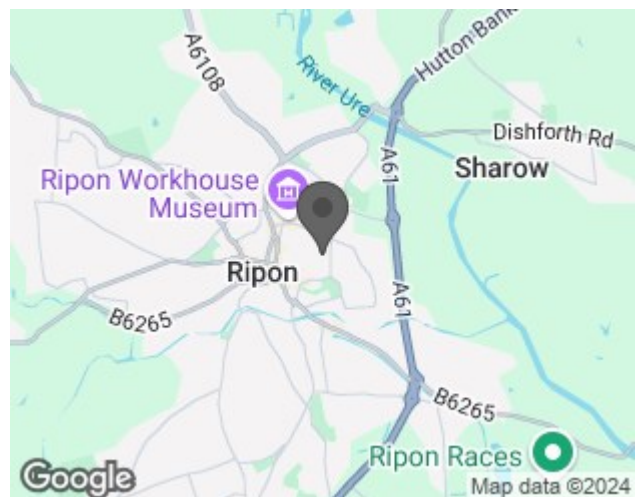
Total Area: 57.4 m<sup>2</sup> ... 618 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

\*\*\* A must view city centre cottage with private parking and garden\*\*\*Nestled in the charming St. Marygate of Ripon, this delightful two-bedroom cottage offers a wonderful opportunity to reside in the heart of the city centre. The property boasts a spacious and bright lounge, perfect for relaxing or entertaining guests, along with a modern fitted kitchen. house shower room, beautiful spacious cottage garden with gated access and parking.

On entrance in to the lovely bright modern kitchen with fitted units and plenty of work space with some built in appliances. The Lounge is a nice spacious with dual aspect windows The house features a modern shower room, landing area with access to the loft. A lovely cottage garden with gated access provides a tranquil outdoor space to unwind in. Additionally, the convenience of an allocated parking space and visitor parking makes hosting friends and family a breeze.

With the property being centrally heated and double glazed, you can enjoy a cosy and energy-efficient living space all year round. Don't miss out on the chance to make this charming cottage your new home sweet home in the heart of Ripon.

## Features

• TWO BEDROOM COTTAGE • SPACIOUS LOUNGE • FITTED KITCHEN • HOUSE SHOWER ROOM • LOVELY ENCLOSED COTTAGE GARDEN • PRIVATE ALLOCATED PARKING SPACE AND SPACE FOR VISITORS TOO • CENTRAL HEATING • DOUBLE GLAZED • CITY CENTRE POSITION