

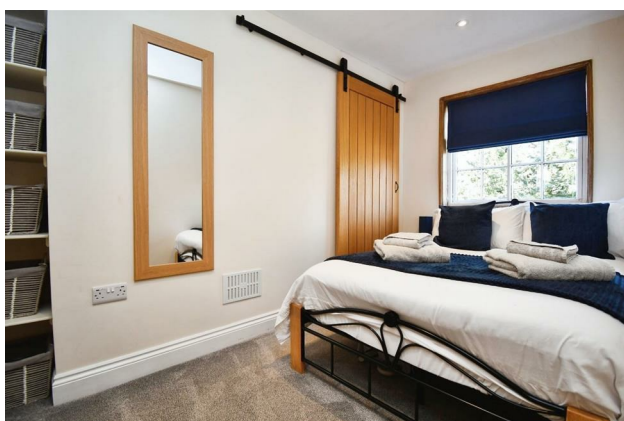
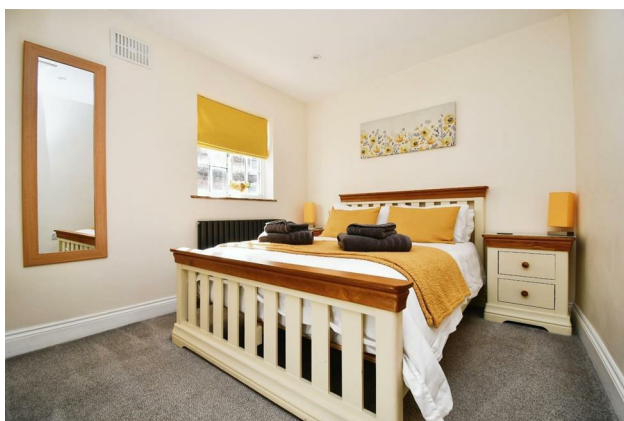
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**3 Court Terrace, Ripon, HG4 1PD**

**Asking Price £210,000**

**Property Images**





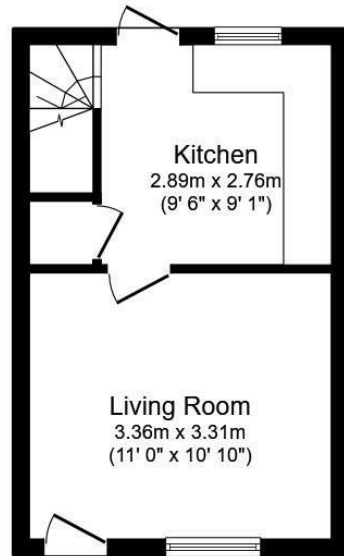
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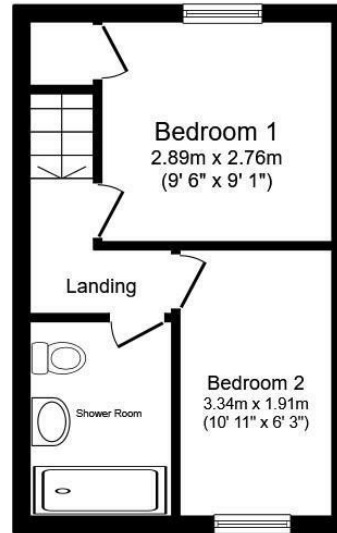
## Property Images



## Floorplan



Floor area 23.5 sq.m. (253 sq.ft.)






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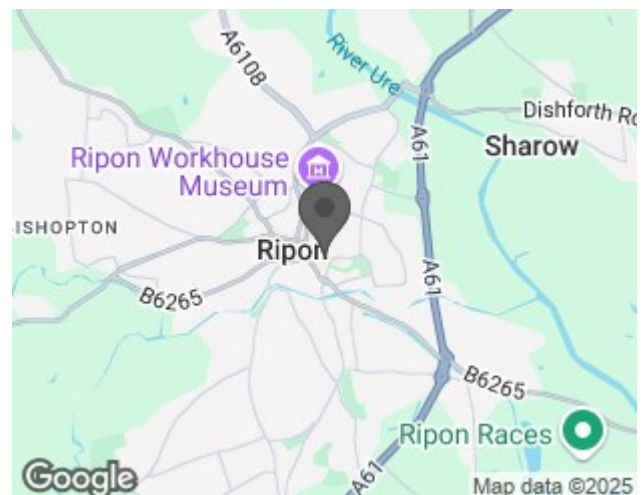
**TOTAL: 47.0 sq.m. (506 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

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

## Map



## Details

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

## Summary

### Charming Two Bedroom Terrace in Central Ripon

Nestled in the heart of Ripon, just a stone's throw from the magnificent cathedral, this beautifully presented two bedroom traditional style terrace offers immaculate accommodation throughout.

Currently run as a successful holiday let, the inviting lounge boasts an attractive fireplace with a living flame effect gas fire, creating a warm and welcoming ambiance. To the rear, the spacious dining kitchen is well appointed with a built in hob and oven, offering an ideal space for cooking and entertaining.

Upstairs, the first floor features two well proportioned bedrooms and a stylish shower room.

Externally, a delightful courtyard style garden provides a private outdoor retreat, complemented by two useful outbuildings with light and power—one of which is plumbed for utilities.

Residents benefit from private parking for one car to the front, adding to the convenience of this superbly located home. With its blend of character, comfort, and practicality, this charming property is an excellent opportunity for those seeking a central Ripon lifestyle and is available unfurnished or furnished by separate negotiation.

## Features

• TRADITIONAL TERRACE HOUSE • CENTRAL LOCATION • PRIVATE RESIDENTS  
PARKING • TWO BEDROOMS • SHOWER ROOM • DINING  
KITCHEN • LOUNGE • COURTYARD STYLE GARDEN • OUTBUILDINGS WITH UTILITY  
PLUMBING LIGHT AND POWER • CAN BE SOLD FURNISHED BY SEPARATE NEGOTIATION