

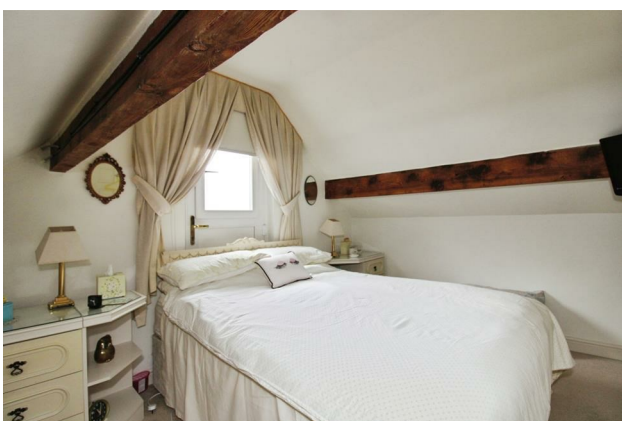
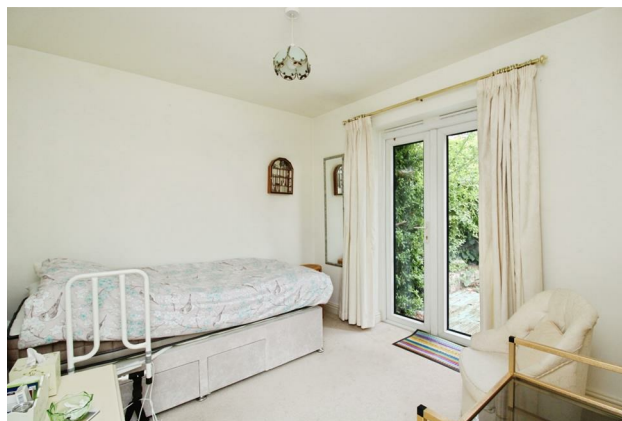
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**74a Allhallowgate, Ripon, North Yorkshire, HG4 1LE**

**Asking Price £275,000**

**Property Images**



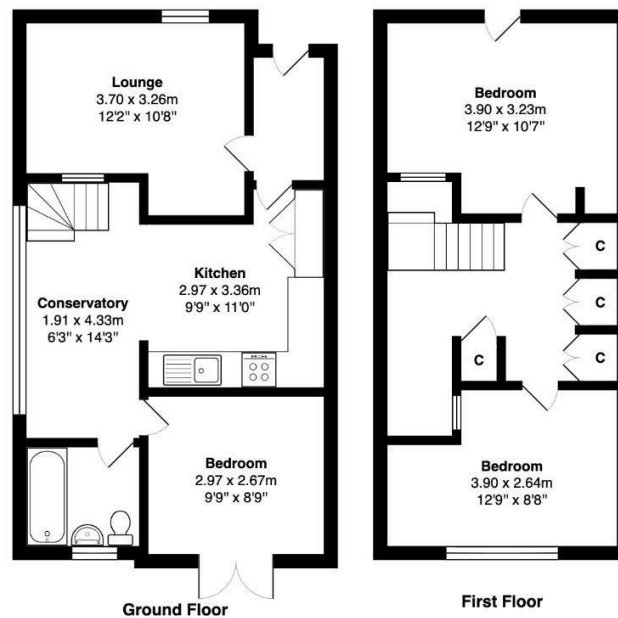
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



## Floorplan



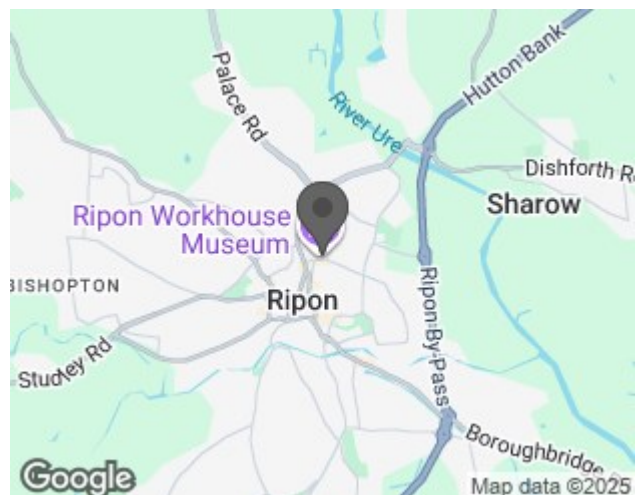
Total Area: 78.9 m<sup>2</sup> ... 850 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

## Summary

A charming detached cottage tucked away in the centre of historic Ripon, offering flexible living accommodation with an abundance of character and a wonderfully versatile layout.

The ground floor welcomes you with entrance hall, leading to a well proportioned dining kitchen perfect for both everyday living which is open to a lovely bright sitting/dining area with huge floor to ceiling window over looking the communal garden. There is a separate cosy lounge and the benefit of a ground floor bedroom with direct access to a private decked area, with separate ground floor bathroom which offers the versatility to live on ground floor level.

To the first floor are two further bedrooms with good proportions and eaves storage plus extensive landing wardrobes.

Outside, the property boasts a private rear decked garden, ideal for al fresco dining or quiet evenings, along with access to a shared garden mainly laid to lawn and a brick built storage shed. Off road parking for one vehicle is included, offering both convenience and peace of mind.

With its superb location just moments from local shops, cafes and Ripon's famous market square, this cottage offers the perfect blend of charm, comfort, and accessibility.

## Features

• CITY CENTRE DETACHED HOUSE • THREE BEDROOMS • DINING KITCHEN • SUN ROOM/DINING/SITTING ROOM • LOUNGE • GROUND FLOOR BATHROOM • PRIVATE REAR SIDE DECKED GARDEN • FURTHER SHARED LAWN GARDEN • OFF STREET PARKING FOR ONE VEHICLE • BRICK BUILT STORAGE SHED